

# Five Wreay Mansion

WATERMILLOCK | PENRITH | CUMBRIA



**FINEST**  
PROPERTIES



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An attractive apartment in a former hunting lodge  
with magnificent views over Ullswater and the  
Lake District beyond

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Pooley Bridge 2.4 miles | M6 Junction 40 Redhills 6.3 miles | Penrith 7.7 miles  
Keswick 14.5 miles | Carlisle 25.1 miles





## Accommodation in Brief

Kitchen | Sitting Room | Principal Bedroom with En-suite Shower Room  
Second Bedroom | Bathroom | Third Bedroom

Driveway | Residents' Parking | Utility/Boot Room | Communal Gardens







## The Property

The former hunting lodge and Lake District retreat of the Duke of Norfolk, Wreay Mansion has been thoughtfully converted into apartments that make excellent holiday homes or an escape from it all. Enjoying an elevated position above Ullswater, Wreay Mansion boasts splendid open views across the lake to the mountains beyond and a peaceful, private setting, yet with local amenities close by and easy access to the M6.

Five Wreay Mansion has been beautifully decorated in neutral, relaxing tones and a modern style, with hints and touches of original features such as wooden beams in the loft room and the exposed stone fire surround in the second bedroom.

The private entrance leads into a smart, modern kitchen with integrated oven and electric hob, and open to the sitting room, allowing light to flow through from both sides and showcasing the stunning view across the lake. The sitting room has a stylish fireplace in local slate with a wood burning stove and ample space for living and dining. The principal bedroom has an en-suite shower room and the second double bedroom is served by a tasteful bathroom with shower over the bath and a good sized storage cupboard. Stairs lead up from the kitchen to the third bedroom or additional living space.

With a separate entrance beside the door into the apartment, a private utility and boot room provides additional secure space for outdoor equipment and muddy boots.



## Externally

Accessed via a driveway and with residents' parking, Five Wreay Mansion also has use of shared sweeping lawns with planted borders and seating areas to the front of the property, to make the most of the views, and a private yard area to the rear.

### Agents Note

Service charge is currently £1,559 per annum. This covers buildings insurance, maintenance of structures, sewage and waste disposal for the whole site, the communal garden and a sinking fund. The fee is paid to a management company (formed by the owners of the properties at Wreay Mansion) who own the freehold of the property.

## Local Information

Watermillock sits in a picturesque position within the Lake District National Park, on the banks of Ullswater and only around six miles from J40 of the M6. The nearby village of Pooley Bridge has a country pub, church, various local shops and a nice community with social events. The area is wonderful for leisure and tourism with lots of walking and sailing nearby.

The regional centre of Penrith is within easy reach and provides comprehensive cultural, educational and recreational opportunities, along with excellent shopping facilities. There are primary schools in the villages of Penruddock, Stainton and Greystoke. There is an excellent choice of secondary schooling nearby with Ullswater Community College, Queen Elizabeth Grammar School and Keswick School.

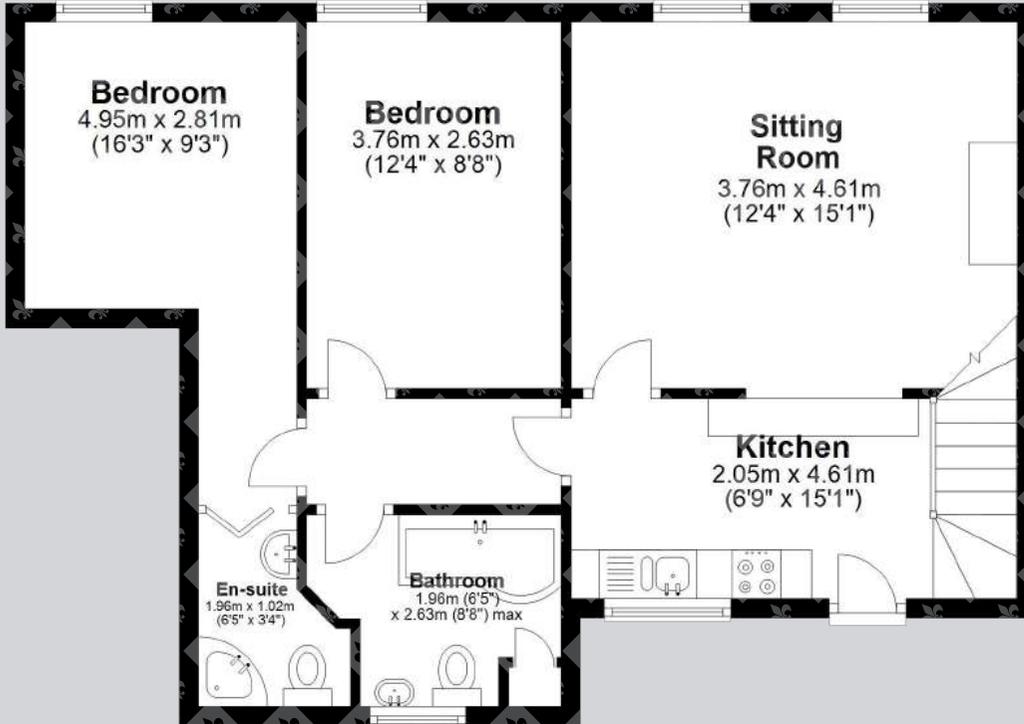
For the commuter, the A66 and M6 are both within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.



# Floor Plans

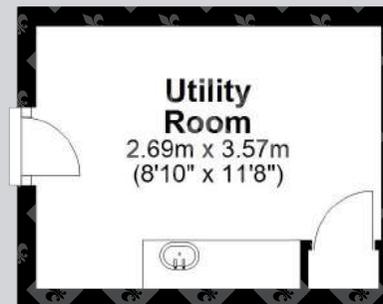
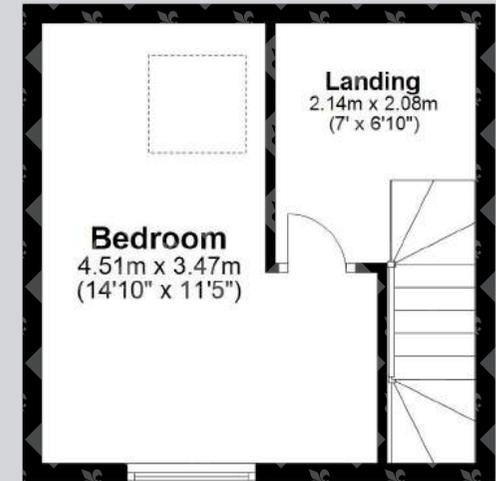
## Ground Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



## First Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

## Directions

From M6 Junction 40 take the A66 west towards Keswick. After 0.8 miles, at the roundabout take the first exit onto the A592.

Follow this road for approximately five miles, passing along the shores of Ullswater, then turn right by the Brackenrigg Inn and Brewery, signposted Bennethead. Continue for 0.5 miles and the entrance to the driveway for Wreay Mansion is on the right-hand side. Number five is on the left.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and water. Drainage to septic tank.

Postcode

Council Tax

EPC

CA11 0LT

Business Rated

Rating E

## Tenure

Leasehold for 5 Wreay Mansion

Share of freehold as part of management company (Wreay Mansions Management Company Ltd)

## Viewings Strictly by Appointment

T: 015394 68400

E: [cumbria@finestgroup.co.uk](mailto:cumbria@finestgroup.co.uk)





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