



Watermillock

3 Wreay Mansion, Watermillock, Penrith, Cumbria, CA11 0LT

A superb ground floor one bedroom self-contained apartment benefitting from recent comprehensive upgrading and enjoying a delightful elevated rural Lakeland setting with a stunning front panoramic vista to Ullswater and the majestic surrounding fells.

Offers Over £400,000

Quick Overview

Superb ground floor self-contained apartment
Stunning front panoramic vista to Ullswater and the majestic surrounding fells

Delightful elevated rural Lakeland setting
Under nine miles from Penrith, under three miles from Pooley Bridge and seven miles from Glenridding

Recently comprehensively upgraded and immaculately presented accommodation
Double bedroom and luxury shower room
Living room and fitted kitchen with integrated appliances

Landscaped front garden

Allocated parking space

Ideal second home or for lucrative holiday letting

Property Reference: P0286



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Superfast
40 Mbps



Allocated
Parking



Living Room



Living Room



Kitchen



Kitchen

The immaculately presented and tastefully appointed accommodation is equally suitable as a primary home, recreational second home or for lucrative holiday letting. Viewing is highly recommended.

Watermillock is situated by the shores of Ullswater approximately two miles from Pooley Bridge and five miles from Glenridding. Along the lake side are a variety of acclaimed hotels offering glorious lake views, high quality dining and leisure facilities. There are a range of outdoor pursuits on the doorstep including sailing, horse-riding, fell walking and biking. Junction 40 of the M6 motorway and the Eden Valley market town of Penrith are approximately nine miles away with an excellent range of amenities including the West Coast Main Line train station providing direct London journeys in approximately three hours and access to Manchester, Glasgow and Edinburgh.

Accommodation

Ground Floor:

Entrance Vestibule

Living Room

With feature cast iron open fireplace, exposed beams, built in chimney side cupboards and display shelving, window seat, radiator, plumbing for additional radiator.

Inner Hall

Kitchen

With fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, dishwasher, radiator, exposed beam.

Bedroom

With window seat including integral storage, radiator, two built in double wardrobes with integral drawers, built in cupboard.

Shower Room

With large shower cubicle including rainwater head and rinsing attachment, vanity wash hand basin, WC, heated towel rail, exposed beam, utility cupboard with plumbing for washing machine.

Outside:

Landscaped front garden comprising raised lawns, expansive sandstone paved entertaining terrace, oil tank, rear covered storage area, boiler room, allocated car parking space.

Services

Mains water and electricity. Septic tank drainage. Oil central heating.

Tenure

Leasehold. 999 year lease from 1 January 2003. 978 years remaining.

Council Tax

Band C.



Living Room



Views from Living Room



Bedroom



Views from Bedroom



Bedroom



Bedroom

Service Charge

We are advised that the service charge is currently circa £300 per annum. This covers buildings insurance, maintenance, sewage and waste disposal for the whole site, communal garden upkeep and a sinking fund. The fee is paid to a management company who own the freehold.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From the M6 Junction 40 proceed west on the A66 towards Keswick. After approximately 0.8 miles at the roundabout follow the exit onto the A592. Proceed for approximately five miles and turn right by the Brackenrigg Inn where signposted to Bennethead. Continue for approximately 0.5 miles and the entrance to the driveway for Wreay Mansion is on the right.

Price

Offers over £400,000 are invited for consideration.



Setting



Setting



Garden



Views

Request a Viewing Online or Call 01768 593593

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



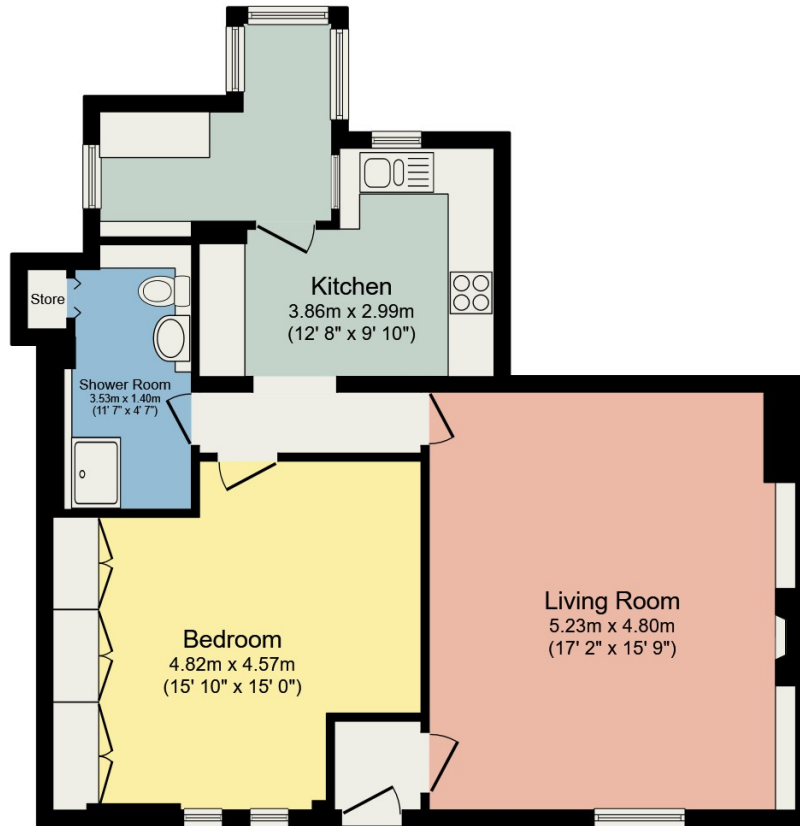
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Flat 3 Wreay Mansions, Watermillock, Penrith CA11 0LT



Total floor area 73.7 m² (793 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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Request a Viewing Online or Call 01768 593593