

PFK

Lowther, Bank House Barns, Matterdale End, Penrith CA11 0LF

Guide Price: £340,000





PERK

LOCATION

Matterdale End is a delightful, attractive hamlet, peacefully positioned amidst magnificent Lakeland scenery between Ullswater and the A66 trunk road, the latter providing good access to the nearby market towns of Penrith (10 miles to the east) and Keswick (12 miles to the west). Penrith provides a railway station and both towns cater well for everyday needs i.e. shops, supermarkets and a wide variety of sports and leisure facilities. Ideal for those who enjoy outdoor activities as you will find the Lakeland fells and Ullswater easily accessible.

PROPERTY DESCRIPTION

Lowther is a picturesque barn located in Matterdale End, a delightful and attractive hamlet within the Lake District National Park. Enjoying breathtaking views of the surrounding landscape with rolling hills to include the Wainwright Fells, lush forests, and serene lakes this area is renowned for its natural beauty and makes it a popular destination for nature lovers, hikers, cyclists, and outdoor enthusiasts.

Matterdale End itself, is a small, idyllic hamlet offering a peaceful escape from the hustle and bustle of city life and is within reach of Penrith railway station providing direct transport links to Manchester and London. Within this idyllic hamlet thrives a close-knit community, anchored by a local church, a welcoming pub in the nearby village of Dockray, and a bustling village hall in Watermillock.

This two bedroomed cottage provides a cosy and rustic retreat, whilst blending traditional architecture with modern amenities it is an ideal home/destination for those seeking relaxation, outdoor adventures, and invites you to unwind, explore the wonders of the Lake District, and immerse yourself in the tranquillity of the countryside.

GROUND FLOOR

Kitchen through to Dining Room

3.69m maximum x 5.47m (12' 1" maximum x 17' 11")

Kitchen Area

Approached via a stable style door and providing a fitted range of base and drawer units with worksurface over. Electric hob & oven, single drainer sink unit, part tiled walls and radiator.

Dining Area

Exposed beam, radiator and picture window enjoying an open aspect across the fells.

Rear Hall

With cloaks rail and stairs leading off.

FIRST FLOOR

Landing

Built in storage/linen cupboard and providing access to bedroom 2 and the bathroom. Stairs off to lounge and principal bedroom.

Bedroom 2

3.12m x 2.66m (10' 3" x 8' 9") Providing radiator, overhead shelf and window enjoying an open aspect.

Bathroom

1.96m x 1.66m (6' 5" x 5' 5") Fitted with a modern white three piece suite comprising bath with shower over, vanity wash hand basin with cupboard below and WC. Part tiled walls and tiled flooring, heated towel rail and extractor.

Half Landing

With radiator and access into the lounge.

Lounge

5.47m x 3.72m (17' 11" x 12' 2") With exposed beams, two radiators and triple aspect windows enjoying fantastic open views. Door providing access to the rear.

SECOND FLOOR

Landing

Principal Bedroom 1

4.87m x 3.32m (16' 0" x 10' 11") Radiator, exposed beams and windows enjoying the open aspect views.

EXTERNALLY

The property has a small forecourt terrace providing a seating/dining area with open aspect and an allocated parking space.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. We understand from the vendor that the tank has been checked recently and is compliant with current standards and rules.

Tenure & EPC

The tenure will be Leasehold - The Leasehold term, costs and details are noted below and will be agreed during the conveyancing process of the sale.

The EPC rating is E.

Leasehold

- The tenure will be leasehold with a new lease being granted to the buyer.
- The length of the lease will be 999 years from 1st September 1999.
- Ground rent will be a peppercorn.
- Insurance will be the responsibility of the buyer/lessee, including that of the structural parts. The landlord insures the parts of the development which remain in the freehold ownership.
- The courtyard within the development is private and maintained by the landlord, subject to a fair contribution to maintenance costs.
- The property is connected to an existing septic tank, for which rights will be granted in the lease. Lowther will be required to contribute a fair proportion of the costs of emptying and maintaining the septic tank and associated pipework.
- The water supply, gas (tank) supply and electricity supply are currently shared with the remainder of the landlord's premises. It will be a condition of sale that Lowther is disconnected from the shared gas tank and the shared electricity supply at the buyer's expense. The buyer will be required to install an electricity meter for the benefit of Lowther. The water supply will remain shared, but the buyer will be required to install a separate water meter for the benefit of Lowther. The buyer will be required to allow water meter readings to be taken by the landlord on a quarterly basis and the buyer will reimburse the landlord for the cost of water use. Timescales for a buyer to carry out the necessary works will need to be decided.
- The property will have the benefit of a right to park one car in the courtyard.

PLEASE NOTE WE ARE ADVISED: The title for this property will need to be split from another property and this will be actioned on the sale.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity and water, LPG heating and septic tank drainage.

Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - ///owner.tasteful.oasis

From Penrith take the A66 west towards Keswick. Take the exit signposted Matterdale and continue on this road for approximately 3 miles. On reaching Matterdale End, take the first right onto a lane and follow the road to the top of the hill and the property is located in a courtyard on the right hand side.



