



The Cottage, Watermillock, CA11 0JH.

Guide Price £550,000

PFK

The Cottage

Watermillock, Penrith

A charming three bedroom cottage situated near the picturesque edge of Watermillock, this delightful property blends character with modern comforts, making it an ideal choice for those seeking a peaceful retreat or a versatile investment opportunity.

Upon entering, there is a fitted kitchen and a spacious lounge that enjoys an outlook over the garden. From the lounge, a separate sitting/dining room offers additional flexibility, whether for hosting family meals or creating a cosy reading nook.

For those working from home or in need of a quiet study area, a dedicated office space is also provided.

The property features a principal bedroom with its own en suite shower room, offering added convenience and privacy, while the remaining two bedrooms are served by a stylish family bathroom.

Additional practical benefits include a parking space and a garden area.

This property is ideally suited to a range of buyers, from those looking for a tranquil permanent residence to investors seeking a holiday let or long-term rental in a highly desirable Lake District location. This cottage presents a rare opportunity to acquire a special home in Watermillock.





The Cottage

Watermillock, Penrith

The peaceful village of Watermillock is a scattered rural community which enjoys a beautiful location overlooking Lake Ullswater with magnificent surrounding landscape – a wonderful base location to enjoy a wide range of leisure pursuits on offer within the Lake District National Park. Local amenities include a public house, village hall currently used by several local groups, church and there are useful shops at the neighbouring campsites.

Pooley bridge is just over 2 miles away with general stores, post office, bookshop/tearoom, cafes, restaurants and public houses.

The nearby town of Penrith is approx. 8 miles away and caters well for everyday needs with all the facilities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, castle and park and an excellent choice of sports/leisure facilities. For those wishing to commute, the A66, A6 and M6 trunk roads are all easily accessible, and there are bus and a mainline railway stations in the town. All northern airports are within about 2 hours drive.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D



ACCOMMODATION

Ground Floor

Kitchen

10' 11" x 11' 7" (3.32m x 3.53m)

Lounge

17' 5" x 14' 10" (5.32m x 4.52m)

Sitting/Dining Room

9' 11" x 14' 10" (3.02m x 4.53m)

Office

9' 9" x 11' 11" (2.96m x 3.64m)

Inner Hall

First Floor

Half Landing

Landing

Bedroom 1

15' 1" x 9' 7" (4.61m x 2.93m)

En Suite

7' 5" x 5' 2" (2.27m x 1.57m)

Bedroom 2

13' 10" x 14' 9" (4.22m x 4.50m)

Bedroom 3

9' 9" x 9' 1" (2.98m x 2.76m)

Bathroom

11' 10" x 9' 3" (3.60m x 2.82m)

EXTERNAL

Garden: Lawned garden area with stocked and shrubbed borders.

Allocated parking space: Allocated Parking approached by a shared driveway.





ADDITIONAL INFORMATION

Directions: The Cottage, Watermillock can be located with the postcode CA11 0JH and by using What3Words - [///rugs.scoring.rejoined](https://www.what3words.com////rugs.scoring.rejoined). From Penrith and the M6, take the A66 west, then at the first roundabout (Rheged) take the second exit for Ullswater. Continue on the A592 for about 3 miles then turn right, keeping the lake shore on your left. Continue past right turn for Watermillock Village Hall, taking the next right after a pair of properties on the roadside to the right and immediately before Watermillock House.

Services: Mains electricity; private water supply; oil-fired central heating. Please note: Septic tank drainage which we understand may not comply to 2020 regulations. The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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- Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50







Floor 0



Floor 1



Approximate total area⁽¹⁾

1475 ft²

137.1 m²

Reduced headroom

35 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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