



Yan, Watermillock, CA11 0JN.

Guide Price £660,000

PFK

Yan

Watermillock, Penrith

Enjoying an enviable setting overlooking the breathtaking beauty of Ullswater, and boasting the highly sought-after Watermillock postcode, this charming detached three-bedroom bungalow presents a rare opportunity to acquire a much-loved home with exceptional potential in one of the Lake District's most desirable locations.

Set along a private approach on this quiet road which in turn leads to the outward bound, the bungalow occupies a wonderfully peaceful position, offering privacy, space, and scope for enhancement to suit a new owner's tastes.

The accommodation is arranged predominantly over the ground floor and is accessed via a welcoming entrance hall, which provides access to the principal rooms. To one side of the hallway are three bedrooms, including a front-aspect bedroom benefiting from an ensuite shower room, while two further bedrooms sit to the rear, enjoying a tranquil outlook. Off the second bedroom, a side hallway leads to an additional shower room and stairs rising to the first-floor landing.



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Returning to the main hallway, doors lead to the family bathroom, kitchen, and living room. The kitchen is positioned to the front of the property and is fitted with a range of wall and base units, complementary work surfaces, and tiled splashbacks. Integrated appliances include an eye-level double oven and hob with extractor above, while a 1.5 sink with drainer and mixer tap sits beneath the window. Two integrated cupboards provide useful pantry storage, and a door leads through to the utility room.

The utility room is a practical and well-proportioned space, offering additional wall and base units, a serving hatch through to the dining room, space for a washing machine, tumble dryer, and free-standing fridge and freezer. Windows provide natural light, and the oil-fired boiler is housed here.

To the rear of the property, the spacious living room is complemented by a delightful sun room, perfectly positioned to capture the truly stunning outlook over Ullswater and the surrounding countryside. This exceptional vista forms a constant and captivating backdrop. A separate dining room sits off the living room, with patio doors opening directly onto the rear garden, ideal for both everyday living and entertaining.





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The first floor, a landing provides access to further attic space.

Externally, the property continues to impress. To the front, there is a driveway providing parking for vehicles, alongside a lawned garden bordered by established hedgerows and shrubs. To the rear, where the full splendour of the setting can be appreciated. The rear garden is largely laid to lawn, framed by mature hedgerows, and features a flagged patio—an ideal spot to relax and take in the remarkable lake and fell views.

Much loved and now ready for its next chapter, this is a home that offers location, potential, and lifestyle in equal measure, presenting a rare opportunity to create something truly special in a wonderful setting.

- Tenure – Freehold
- EPC Rating – TBC
- Council Tax Band – C





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Directions: The property can be located by using What3Words - ///thirsty.bedrooms.obstruct or via the Post Code CA1 0JN. A For Sale board has also been erected for identifying purposes.

ACCOMMODATION
GROUND FLOOR

Entrance Vestibule

Entrance Hall

Living Room

16' 8" x 10' 9" (5.07m x 3.28m)

Sun Room

11' 3" x 10' 9" (3.42m x 3.28m)

Dining Room

9' 1" x 15' 2" (2.77m x 4.62m)

Kitchen

10' 11" x 11' 4" (3.32m x 3.45m)

Utility Room

7' 11" x 7' 11" (2.42m x 2.42m)

Family Bathroom

5' 6" x 8' 0" (1.67m x 2.44m)

Bedroom 1

12' 6" x 10' 9" (3.80m x 3.27m)

Bedroom 1 - Ensuite

Bedroom 2

10' 3" x 11' 2" (3.13m x 3.41m)

Side Hallway

Shower Room

Bedroom 3

8' 0" x 9' 9" (2.45m x 2.96m)

FIRST FLOOR

Landing & Attic

EXTERNAL: Front and rear gardens. Driveway parking for up to 3 vehicles.



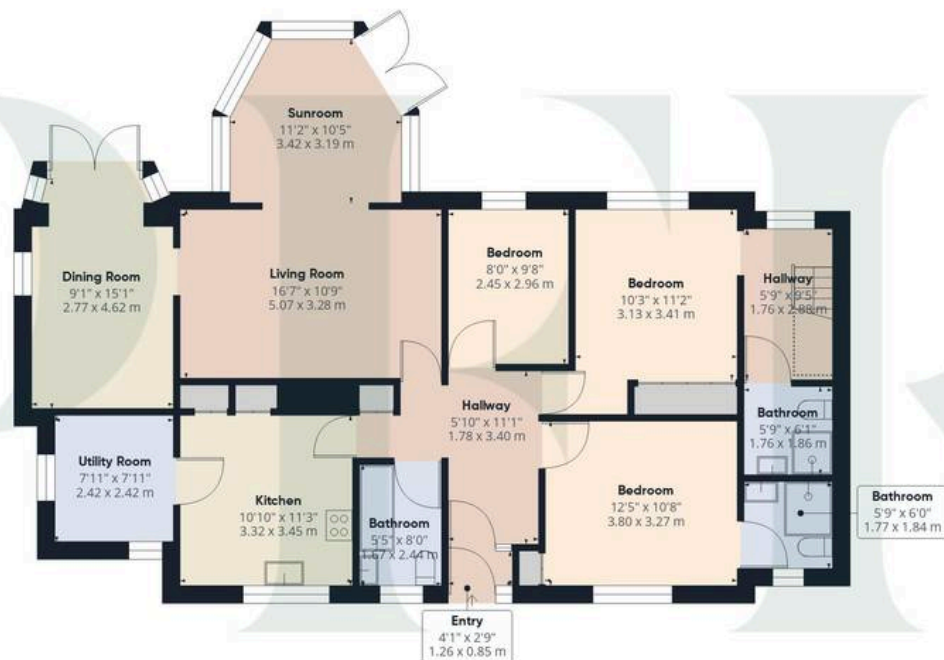


Services: Mains electricity and water. Septic tank drainage. Electric heating. Please note: **The septic tank** is shared with the outward bound and we believe may have had remedial work in relation to 2020 regulations but would advise buyers to clarify this through their solicitor. The measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments: PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- 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⁾

1323 ft²

122.9 m²

Reduced headroom

50 ft²

4.7 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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