



 Herdwick House



Herdwick House

Herdwick House, Pooley Bridge, Penrith CA10 2NR

A superb substantial detached four bedroom house occupying an outstanding approximately 0.3 acre site in an exclusive tranquil rural setting at the periphery of Pooley Bridge by the majestic fells and north eastern shore of Ullswater.

Originally part of the historic Eusemere Estate, Herdwick House was expertly converted in 2019 from an eighteenth century stone built stable to produce an impressive single house finished to an exceptionally high specification and providing an immaculate standard of luxuriously appointed contemporary style accommodation totalling approximately 2,600 square feet.



Welcome

Situated within the Lake District National Park voted a UNESCO World Heritage site and nestling on the northern shores of Ullswater surrounded by the iconic fells, Pooley Bridge is conveniently located approximately 6 miles south west of Penrith and junction 40 of the M6, 15 miles from Keswick and 24 miles from Ambleside. Access to the Lake shore is only a short walk away.

The famous picturesque village provides a range of amenities including a church, convenience store, book shop and post office, cafes, public houses, guest houses, restaurants and three hotels. The area is surrounded by breathtaking countryside with excellent local walks, cycle routes, pony rides from the local trekking centre and water sports available on Ullswater in addition to the iconic steamer cruises.

There is a regular bus service to the popular market town of Penrith which provides a wider range of amenities including a West Coast mainline railway station, primary and secondary schools, supermarkets and a variety of locally owned and national high street shops. Recreational facilities include a leisure centre with swimming pool, golf, rugby and cricket clubs. The nearby acclaimed Rheged Centre at Stainton provides a mixture of art, food, shopping and entertainment facilities including a cinema.

Quick Overview

Superb substantial detached house formed from an exemplary conversion completed in 2019

Outstanding approximately 0.3 acre site with delightful fell views

Exclusive tranquil rural setting at the periphery of Pooley Bridge by the north eastern shore of Ullswater

Short walk to the Lake shore

Exceptionally high specification with contemporary style finishings

Luxuriously appointed and immaculately presented accommodation

Four double bedrooms and three bath / shower rooms

Living room, study and open plan dining kitchen with garden room

Extensive rear walled garden

Side and front courtyard providing on-site parking spaces







Living Room

Approached by double entrance doors from the open plan dining kitchen / garden room, wood burning stove on marble hearth, glazed double doors to the front courtyard.

Specifications

Living Room
20' 8" x 20'
(6.30 m x 6.10 m)

Open Plan Kitchen & Garden Room

Specifications

Kitchen

16' 5" x 12' 10"
(5.00 m x 3.90 m)

Garden Room

12' 2" x 11' 6"
(3.70 m x 3.50 m)

Utility Room

10' 10" x 10' 2"
(3.30 m x 3.10 m)

Kitchen

With a range of fitted base and wall units including a variety of integral lighting, sink with mixer tap, integrated induction hob, conventional oven and combi microwave oven, extractor unit, fridge, freezer, dishwasher, glazed double doors to the rear garden.

Utility Room

With a range of fitted base and wall units, sink with mixer tap, plumbing for washing machine, built in cupboard with hot water tank, external door to the rear garden.





Bedrooms

Specifications

Bedroom 1
20' 8" x 10' 2"
(6.30 m x 3.10 m)

Bedroom 2
15' 10" x 11' 2"
(4.84 m x 3.40 m)

Bedroom 3
16' 9" x 10' 2"
(5.10 m x 3.10 m)

Bedroom 4
16' 9" x 9' 6"
(5.10 m x 2.90 m)

Family Bathroom
11' 10" x 6' 11"
(3.60 m x 2.10 m)

Bedroom 1

With radiator, adjoining dressing room with radiator and fitted hanging rails and shelving.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, laminate wall tiling, heated towel rail.

Bedroom 2

With radiator, adjoining dressing room with radiator and fitted hanging rails and shelving.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, laminate wall tiling, heated towel rail.

Bedroom 3

With two radiators.

Bedroom 4

With windows to two elevations, radiator.

Family Bathroom

With WC, wash hand basin, bath, large shower cubicle, ceramic wall tiling, heated towel rail.





Outside

Side and front courtyard with gated entrance and comprising gravel surfaced parking area, expansive paved patio, stocked and shrubbed borders, log store.

Extensive rear lawned and stone walled garden including pedestrian access gate, stocked and shrubbed borders, established trees, paved entertaining terrace, gravel surfaced seating area, oil tank, garden shed.

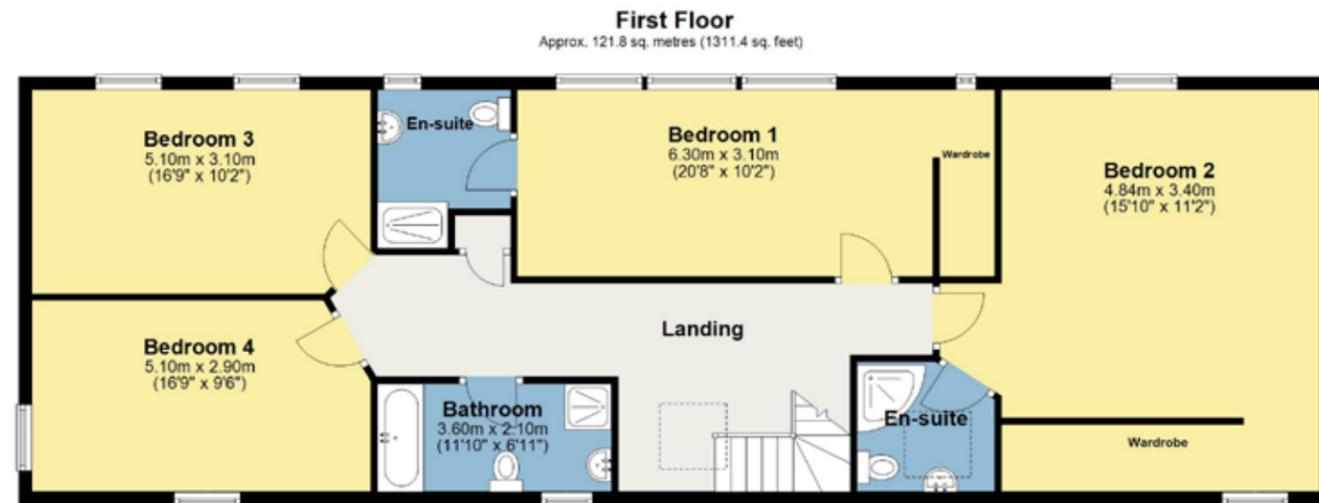


Floorplan

Herdwick House, Pooley Bridge, Penrith, CA10

Total Area (approx) = 2724.4 sq ft / 253.1 sq m

For identification only - not to scale



Important Information

Services

Mains water and electricity. Septic tank drainage. Oil fired central heating with under floor heating to the ground floor. Triple glazing. LED lighting. CCTV security system. Solar panels for water heating. Electric car charging point.

Tenure

Freehold.

Council Tax

Band G.

Directions

Entering into Pooley Bridge via Stainton from the A66 proceed across the bridge and then turn immediately right onto a private road with the sandstone gate stoops. Continue straight ahead across a cattle grid and along a private drive through the open green until you reach the entrance to Herdwick House.

What3words

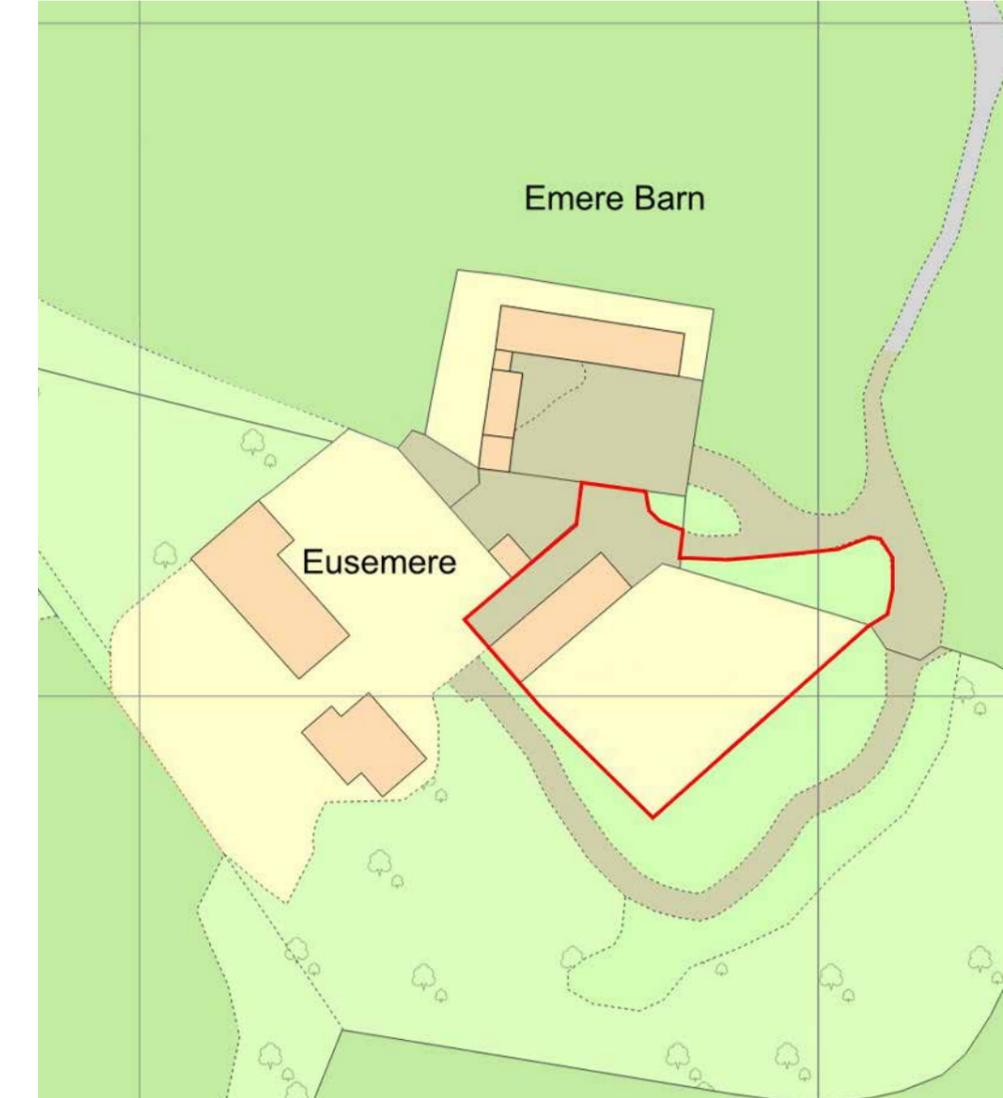
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Viewings

By appointment with Hackney & Leigh's Keswick office.

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Viewings

Strictly by appointment with Hackney & Leigh.

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