



High Barton

Watermillock, Penrith, Cumbria, CA11 0JH

The Lake District National Park

FINE & COUNTRY





HIGH BARTON, WATERMILLOCK





High Barton

A remarkable four bedroom property with outstanding views of Ullswater and the north Lakeland fells, High Barton is set on an idyllic elevated south facing plot of a third of an acre, above the lakeside village of Watermillock and with a separate lake frontage.



Built in 1999, the property blends beautifully with its surroundings being constructed using traditional Lakeland stone and reclaimed Burlington slate. By contrast, the stylish contemporary interior has been inspired by Scandinavian design, with bold colours and striking design features throughout.

A sweeping driveway leads up to the property, with a large parking area for up to five vehicles. A charming porch welcomes you into entrance hall, with a modern glazed stairwell, cloakroom and full wall glazing offering views of the rear dining courtyard.

The exceptional ground floor living space is of generous proportions and is presently divided into a sitting room and piano room with dining space. In the sitting room you can relax in front of the open fire, while enjoying the views of Place Fell. From the piano room a porch with log store leads out onto the front garden and sliding doors extend the room further into the adjoining snug room, which could also serve as a study.

To the rear of the ground floor is the kitchen with contemporary fitted units, pantry and inset utility area. A door leads out to a side patio area, for lake view breakfasts in the morning sun. French doors also open the kitchen out onto the impressive sheltered rear courtyard, which is an ideal space for alfresco dining and entertaining.

Two bedrooms, with external access and a shared bathroom with beautiful mosaic tiles complete the ground floor. A further two bedrooms are on the first floor and both have contemporary shower rooms and magnificent views of the lake and fells.

Below ground are two substantial flexible use rooms, one presently used as a snooker room and the other a workshop space. Two large loft spaces offer ample room for storage, with further built in storage cupboards throughout the property.













Outside

High Barton is encompassed by around 0.3 acres of garden, with numerous seating areas to sit and enjoy the magnificent 360-degree views. In the front garden there is a wildlife pond and wooden summerhouse, with a large private lawn garden to the rear with views of Mell Fell.

The property also comes with its own section of lakeshore for barbeques and picnics, which is accessed via a privately owned field.

The surrounding area offers a wealth of traditional Lakeland activities, with countless famous walks on the doorstep.

Ullswater has a number of marinas for boat mooring and hire, with the iconic Ullswater Steamer boats frequently passing by High Barton.

Lakeside villages including Glenridding and Pooley Bridge are a short drive away, offering a selection of shops, pubs and restaurants. The acclaimed Leeming House hotel is close to High Barton, with the famous Sharrow Bay Hotel directly across the lake.

The nearby A66 offers transport links to the market towns of Keswick and Penrith, with excellent national transport connections via the M6 and the West Coast main railway line, which brings London within about three hours journey.

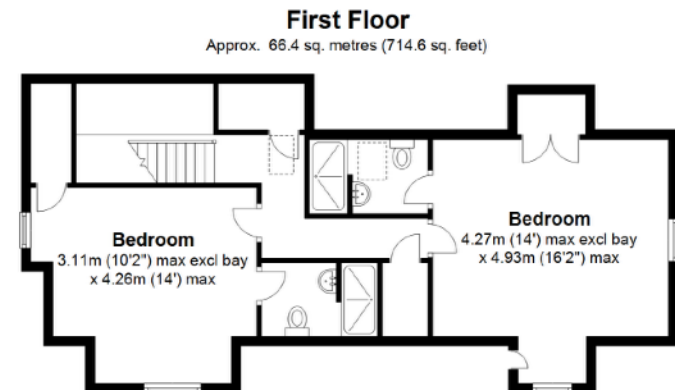
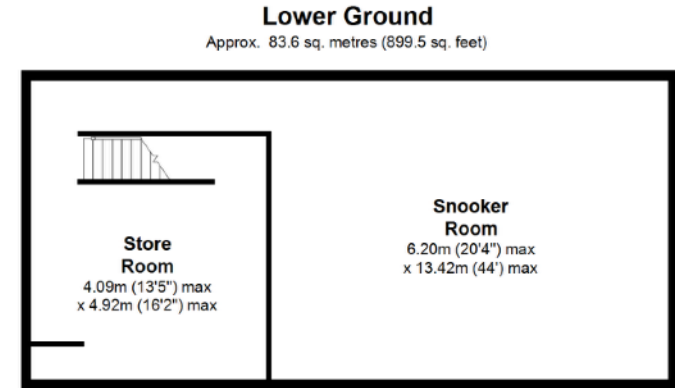
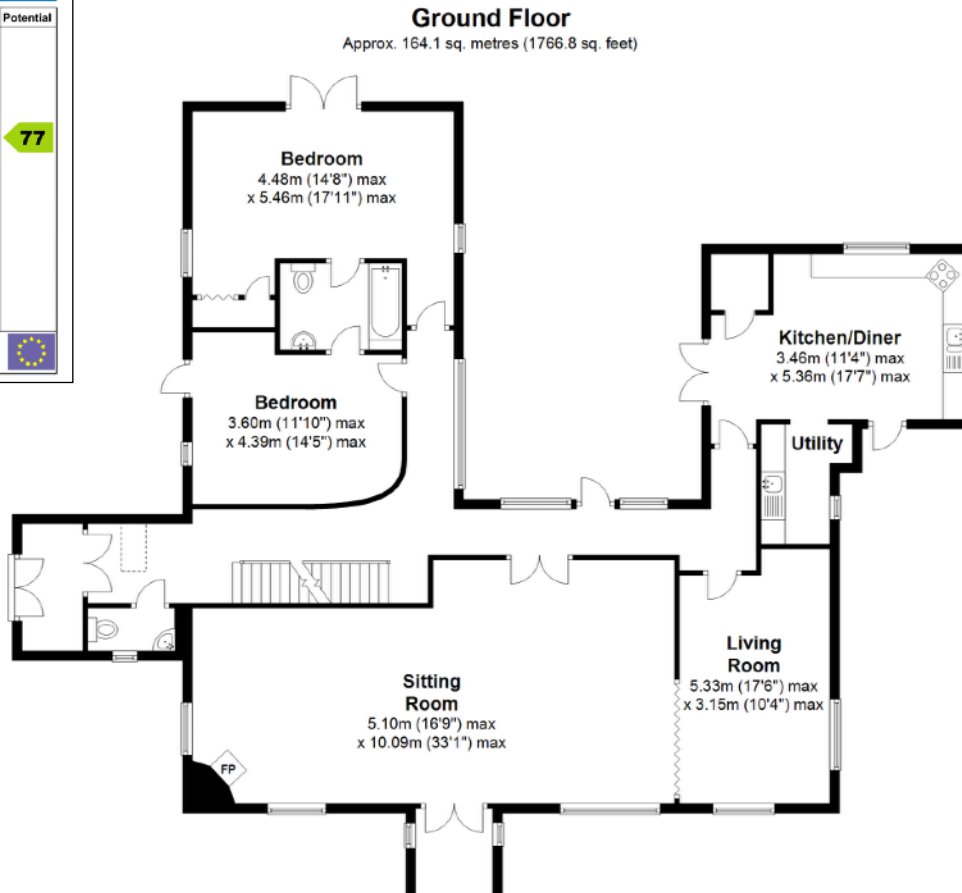
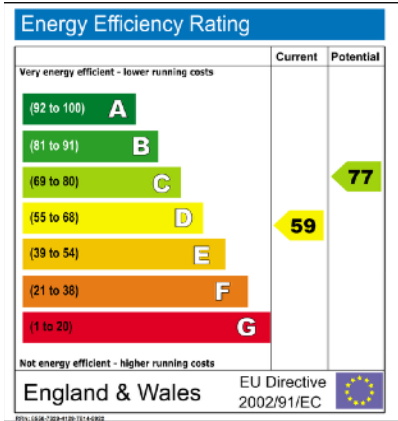






Measured Floor Plans

Energy Performance Rating



Useful Information

Services:

Mains water and electricity, oil central heating, septic tank drainage

Council Tax:

Band F.

Directions:

Leave M6 junction 40 and take the A66 to Keswick. At the next roundabout take the A592 signed for Ullswater and follow the road until you reach the lake. At lake junction turn right for Glenridding and follow the road for approx. 2.5 miles. After the Watermillock sign continue on past the Brackenrigg pub and on one of road bends right look out for the milk churn on the right hand side. The entrance to High Barton is after this with name plaques for 'Lake House' and 'Ravenoaks'. Follow the drive all the way to the top, staying left at the fork. If you get to Leeming House Hotel you've gone too far.

To view:

Strictly by appointment only with Fine & Country, telephone 01768 869007 or email northlakes@fineandcountry.com.

Agents Notes

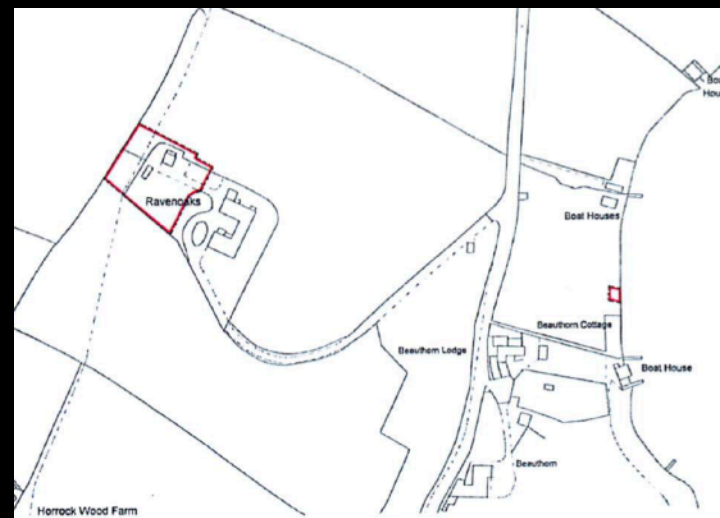
All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, call 01768 869007.

Land Registry Plan



Fine & Country

Tel 00 (44) 1768 869007

northlakes@fineandcountry.com

1 Little Dockray, Penrith, Cumbria CA11 7HL



fineandcountry.com