



Deer How Farm , Patterdale, CA11 0NL

Guide price £760,000





# Deer How Farm

Patterdale, CA11 0NL

- 5 Bed, 3 Bath, Lakeland Property
- Beautiful Surroundings and Excellent Grounds
- Close to Ullswater & Lake District Fells
- Currently Used as a Successful Holiday Let
- Excellent Return on Investment
- Close to Amenities & Facilities
- Lake District Walks From the Doorstep
- Panoramic Views
- Plentiful Private Parking
- Viewing is Essential

Nestled in the heart of the Lake District, near the Southern shores of Ullswater, Deer How Farm is a charming 5-bedroom, 3-bathroom traditional semi-detached Lakeland property. Offering breathtaking panoramic views of the countryside and fells, this residence features private parking and sits on a fantastic plot with a sizeable paddock and inviting seating areas perfect for Al Fresco dining or a morning coffee. Currently operating as a thriving holiday rental, generating an excellent annual income. The sale includes forward bookings and most furnishings are available via separate negotiation, with the aim of streamlining the transition for a new owner.



### Entrance Porch

Slate porch with front door leading into vestibule with exposed stone. Internal stable door leading into:

### Living Room

29'5" x 17'10" (8.99 x 5.45)

A light and airy dual aspect room with an abundance of original character features complimented by modern fittings and appointments. Original exposed beams, partial exposed Lakeland stone wall, oak floor and substantial feature fireplace with multifuel stove sat on an oak mantle and surround with tiled hearth. Deep windowsills with understairs cupboard and TV point. Excellent views towards Place Fell. Step leading to additional storage cupboard. Door leading through to:

### Utility Room

17'5" x 6'5" (5.31 x 1.97)

A selection of base units with sink unit and mixer tap. Oil fired Worcester boiler. Integrated washer/dryer. Tiled floor and rear door. Attractive garden views. Leading into:

### Dining Kitchen

18'4" x 18'4" (5.61 x 5.59)

Generously proportioned light and airy room with high vaulted ceilings and exposed beams. Selection of oak fronted wall and base units with granite worktop. Sink unit and mixer tap. Appliances include four ring electric hob with electric oven and extractor, freezer, dishwasher and integrated fridge. Part floor and wall tiled. Rear door.

### Bedroom One

12'0" x 12'5" (3.68 x 3.80)

Located on the ground floor a spacious double bedroom with attractive feature bay window. Views towards Place Fell.

### Bedroom One En-Suite

8'5" x 5'8" (2.59 x 1.74)

Attractive three piece suite comprising of corner shower cubicle, pedestal wash hand basin and WC. Half pine panelled walls with electric radiator/towel rail. Slate tiled floor.

### First Floor Landing

Has doors off to the bedroom accommodation. Loft hatch access point.

### Bedroom Two

10'2" x 9'4" (3.10 x 2.86)

Excellent double room with fell and country views towards Place Fell.





#### Bedroom Two En-Suite

10'2" x 6'7" (3.10 x 2.02)  
 Attractive three piece suite comprising of corner shower cubicle, pedestal wash hand basin and WC. Half pine panelled walls with electric radiator/towel rail. Slate tiled floor.

#### Bedroom Three

8'10" x 9'4" (2.71 x 2.86)  
 Single room with fell and county views towards Place Fell.

#### Bedroom Four

9'4" x 12'11" (2.86 x 3.94)  
 Currently used as a twin bedroom with attractive country views towards Place Fell.

#### Bedroom Five

12'0" x 10'8" (3.66 x 3.26)  
 Spacious double bedroom with attractive country views towards Place Fell.

#### Bathroom

8'10" x 5'3" (2.71 x 1.61)  
 A lovely, bright bathroom which has a fitted three-piece suite comprising a free standing bath tub, low level w/c and pedestal sink unit. Slate tiled flooring. Half pine panelled walls with radiator and towel rail.

#### Outside

The property is approached by a shared private drive leading to private drive for parking for at least two vehicles. Whilst there is an attractive split level patio area to the front enjoying fantastic panoramic fell and country views. There is access to a small rear patio which can be accessed via the kitchen door. Additionally to the front and side there is a small paddock which comprises of rough grazing land which is a useful addition if only for control over the area. Those with vision could create a wonderful outdoor space with raised terraces / decking areas.

#### Services

Oil Fired Central Heating. Mains water and electric. Drainage to a septic tank.

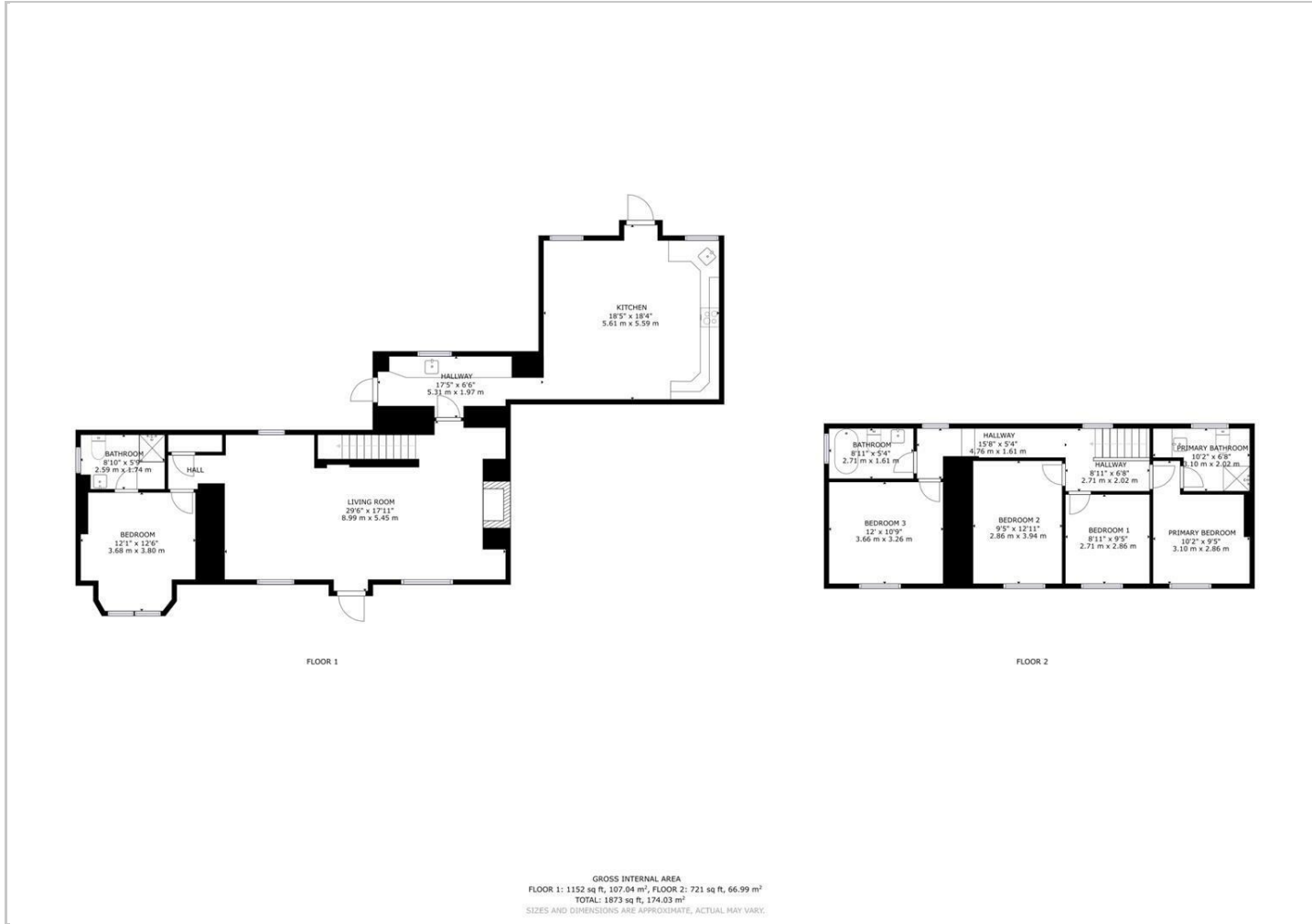
#### Directions

The property can be approached on the A592 either from Penrith from the North of Ambleside/Windermere to the South. As you enter Patterdale from the South pass the village store/post office on the left and The White Lion public house on the right. Continue for approximately 100 meters turning left opposite the school.





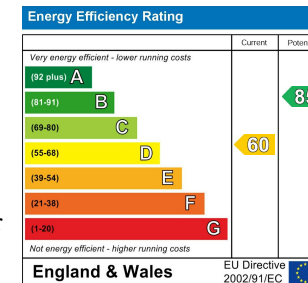
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.