

MELLGUARDS

Howtown, Pooley Bridge, Cumbria

MELLGUARDS

A handsome Lakeland country house in an elevated position with uninterrupted views across the Fusedale Valley and Ullswater

Pooley Bridge 3.5 miles • Penrith 7 miles • Carlisle 28 miles

Kitchen/breakfast Room • utility room • laundry room • dining room • 2 further reception rooms • wc • 2 stores

Principal bedroom • 4 further bedrooms • 3 bathrooms • wc

Double garage

Gardens

For Sale Freehold



ESTABLISHED 1992

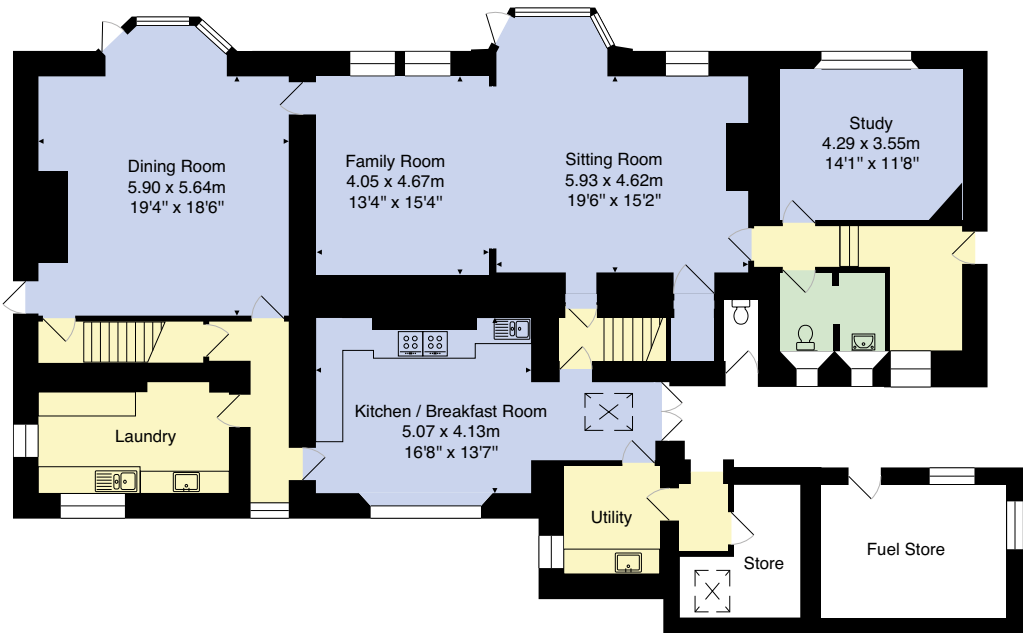
Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

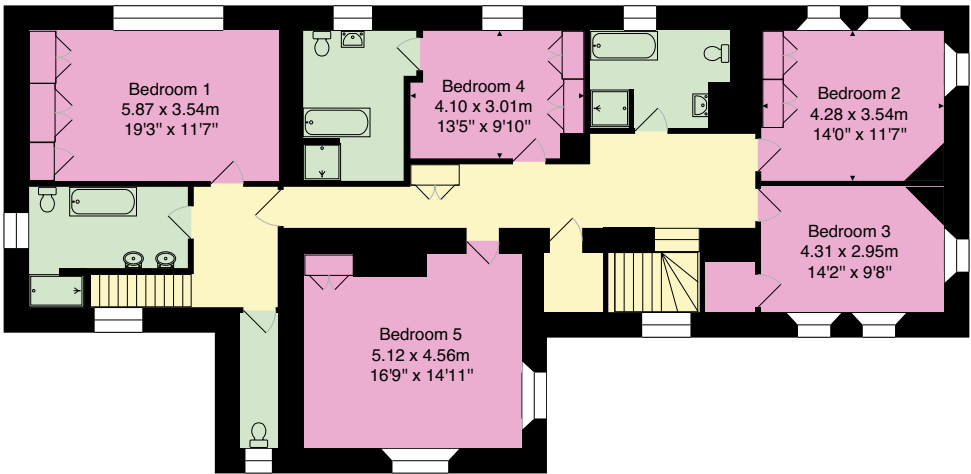
Mellguards, Howtown, Pooley Bridge, Cumbria CA10 2ND

Approximate Gross Internal Floor Area
379.9 SQ M / 4090 SQ FT (excluding store, fuel store)

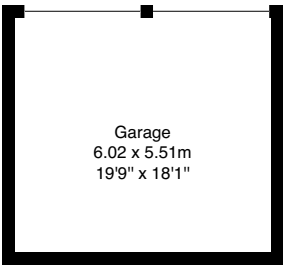
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



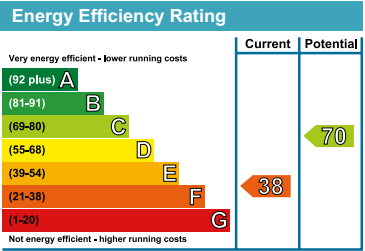
Ground Floor - (Excluding Store & Fuel Store)
Area: 183.1 m² ... 1970 ft²



First Floor
Area: 162.5 m² ... 1750 ft²



Garage
Area: 33.2 m² ... 357 ft²



In a commanding position overlooking the unspoilt beauty of the Fusedale Valley and Ullswater, Mellguards is a most attractive Lakeland country house offering generous, well-proportioned accommodation of considerable charm. The house, formerly two cottages, has been carefully reconfigured to create a substantial family home retaining many period features, and now offers flexibility of layout, modern convenience and breathtaking views from all principal rooms.

- Elegant period country house with exceptional views
- Tranquil setting in the Fusedale Valley above Howtown
- Over 3600 sq ft of characterful accommodation
- Five double bedrooms, three bathrooms
- Grounds, outbuildings, parking and double garage
- Direct fell access; Pooley Bridge 3.8 miles



Services: Mains electricity and water. Private drainage. Oil-fired central heating. Fibre optic broadband.

Tenure: Freehold

Council Tax: Band F

EPC: Rating G

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority:

Westmorland and Furness Council
www.westmorlandandfurness.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

A public footpath passes over part of the driveway. The owners of Mellguards benefit from direct access to open fell land.





The property sits in a peaceful and private setting, approached by a long tree-lined drive and nestled within mature gardens with direct access to the open fell. Internally, period features include exposed beams, solid oak doors, traditional fireplaces and flagstone floors. The spacious entrance vestibule leads to a study with feature fireplace and pastoral views, as well as a guest cloakroom with separate wc. The drawing room is a notable highlight – once two rooms – featuring dual fireplaces with Honister slate hearths, French doors to a sun terrace, and magnificent valley views.

A formal dining room benefits from a dual aspect and an open fire set within a handsome sandstone surround. The farmhouse kitchen combines function with charm, fitted with solid oak cabinetry, electric range cooker, integrated appliances including dishwasher and ample

space for informal dining. Adjacent are two utility areas: one with traditional pine units and a Belfast sink, the other functioning as a laundry with stone sconces and cool storage for provisions.

Two staircases lead to the first floor, offering separation of the master wing and ideal guest accommodation. There are five generous double bedrooms, each commanding beautiful views. The principal suite includes fitted wardrobes, an en suite bathroom with twin basins, walk-in shower, heated cast-iron bath, separate wc and private landing. The guest bedroom also benefits from fitted storage and a spacious en suite with under-heated bath, shower and linen storage.





Outside

Externally, Mellguards is surrounded by magnificent gardens with sweeping lawns and a variety of mature trees and shrubs. The current owners have invested heavily in this area of the property, making the gardens a usable family space. There are outdoor stores, a gardener's wc, and a detached double garage with ample parking.

Agent's Note

A public footpath runs along the lane to the property, giving access to the fell and the wider Lakeland landscape.





Environs

Howtown is a peaceful hamlet nestled on the eastern shore of Ullswater in the Lake District National Park. It offers immediate access to lakeside walks, including Wainwrights walks, fells, woodland trails, and the popular paths to Hallin Fell and Martindale. Howtown is accessible by road and via the historic Ullswater 'Steamers' ferry, which links it to Glenridding and Pooley Bridge. Local amenities within nearby Pooley Bridge include shops and a post office as well as traditional village pubs, restaurants and tea rooms. The nearby market town of Penrith also provides a full range of amenities, including supermarkets, schools, rail links on the West Coast Main Line, and access to the M6.

Directions

What3Words is by far the best way to find the property.

Please note that the bridge at Pooley Bridge may be closed at times. From Penrith, take the A6 to Eamont Bridge. At the mini roundabout, turn right towards Tirril. Continue through Tirril for just over two miles and turn left, signposted Howtown. Follow this road for three miles to Howtown. Turn left at the Howtown Hotel and proceed up the tree-lined driveway. Keep left through the buildings and continue for a quarter mile. At the fork, turn left over a small bridge and through the trees. Mellguards will be found ahead.

What3words ///spinning.arrival.drumbeat

Viewing

Strictly by appointment.



ESTABLISHED 1992



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** July 2025. Brochure by wordperfectprint.com

