



Watersplash Cottage, Uldale, CA7 1HA

Guide Price £270,000

PFK

Watersplash Cottage

The Property:

A spacious three bedroom bungalow in an elevated position with lovely surrounding countryside and Lakeland fell views. Having a good sized, easily maintained rear garden, driveway and garage to the side. With a good sized entrance hallway, kitchen overlooking the garden, sitting room with doors opening into the dining room, three bedrooms and a three piece bathroom suite. A peaceful, rural village within easy driving distance of Keswick, Cockermouth and Carlisle.

- EPC rating F
- Three bedrooms
- Rural village location
- Freehold
- Council Tax band D
- Garden, garage and driveway





Watersplash Cottage

Location & directions:

Uldale is a lovely Lakeland community, approached by quiet country lanes, occupying an elevated position on the side of Green How overlooking the Ellen valley, beautifully placed in the foothills of the northern Lake District. The village is located approximately three miles from Bassenthwaite and five miles from the larger village of Caldbeck as well as being within 35 minutes drive of the M6 and Penrith, and twelve miles from both market towns of Keswick and Cockermouth.

Directions

From Keswick, take the A591 towards Carlisle. Turn right at the Castle Inn signposted Ireby and Uldale. Head into Uldale village, and upon reaching the centre of the village, at the crossroads, bear right up the hill towards Mae's Tea Room. The property is on the left just before the brow of the hill.



ACCOMMODATION

Entrance Porch

4' 7" x 3' 7" (1.40m x 1.10m)

Hallway

16' 3" x 2' 9" (4.96m x 0.84m)

With a radiator.

Living Room

18' 1" x 11' 5" (5.51m x 3.49m)

Windows to front aspect, feature fireplace with wood burning stove and a radiator.

Dining Room

9' 7" x 12' 0" (2.93m x 3.65m)

Window to rear aspect, radiator and serving hatch into the kitchen.

Kitchen

11' 2" x 8' 11" (3.41m x 2.73m)

Window and door to rear aspect, a range of matching wall and base units, complementary work surfacing, deep set ceramic sink with stainless steel mixer tap, tiled splashback, oven with electric hob and extractor over, space for a washing machine, space for a dishwasher and a fitted pantry cupboard.

Bathroom

6' 6" x 8' 11" (1.97m x 2.72m)

Obscured window to rear aspect, bath with shower attachment, wash hand basin, WC and a radiator.

Bedroom 1

10' 6" x 14' 9" (3.21m x 4.49m)

Window to front aspect and a radiator.

Bedroom 2

13' 10" x 8' 11" (4.21m x 2.73m)

Window to rear aspect and a radiator.





Bedroom 3

7' 9" x 9' 3" (2.35m x 2.81m)

Window to front aspect and a radiator.

EXTERNALLY

Garden

The front of the property is terraced with mature shrubs. The rear garden is gravelled for ease of maintenance intersperse with shrubs and trees and a patio seating area.

Garage

Single garage with driveway to the front aspect.

ADDITIONAL INFORMATION

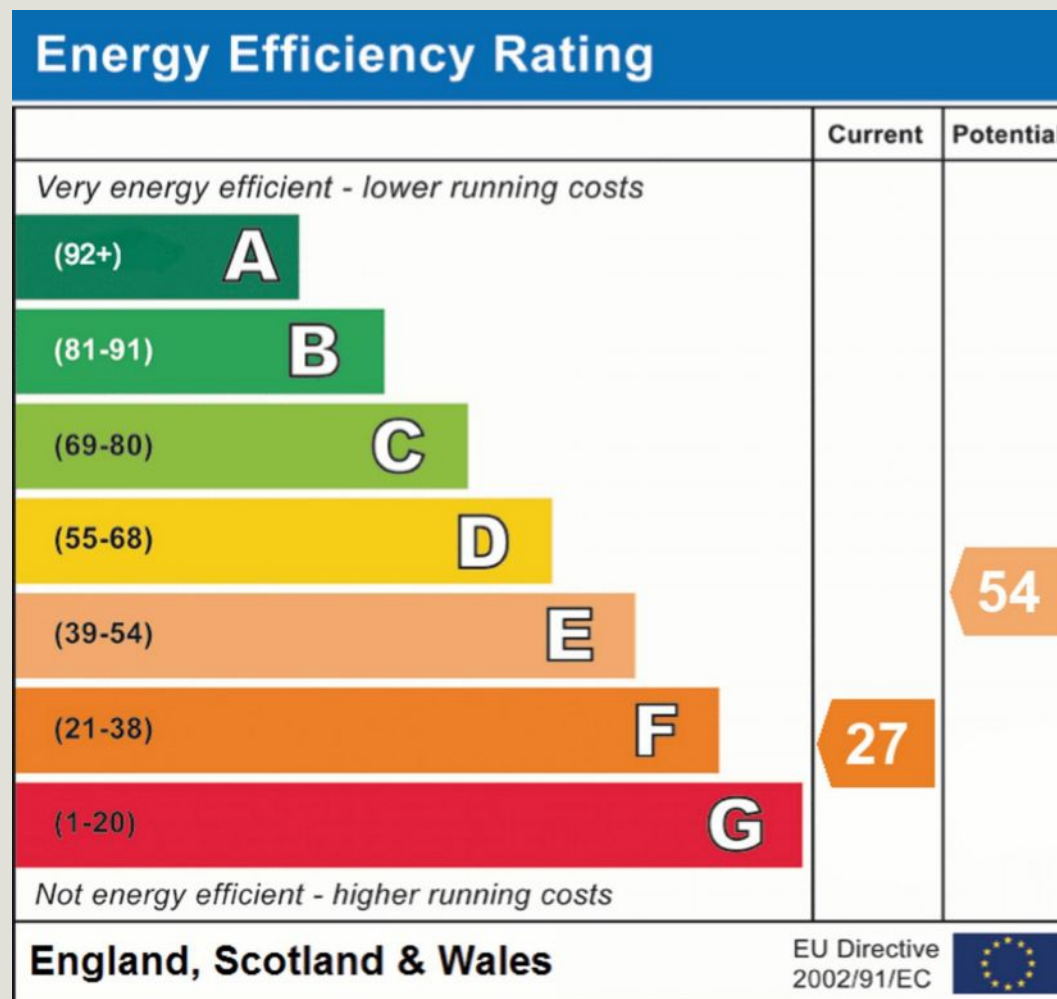
Services

Mains electricity and water, gas central heating and mains drainage; double glazing installed throughout. Please note: 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 and Other payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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