

Dale View, Ulcat Row, Matterdale, Penrith, CA11 0LE



- **Spacious Modern Detached Home in a Sublime Lakeland Setting**
- **Superb Uninterrupted Views Across Matterdale to Blencathra and Mell Fell**
- **Living Room, Dining/Day Room, Kitchen, Utility Room + Shower Room**
- **3 Double Bedrooms + Bathroom**
- **uPVC Double Glazing + Oil Central Heating via a Stanley Range**
- **Adjoining Field Circa 8.67 Acres**
- **Tenure - Freehold. Council Tax Band - D. EPC - E**
- **An Agricultural Occupancy Clause Applies**

Price £550,000

Set at the base of Gowbarrow, with breath-taking views across Matterdale to Blencathra and Mell Fell, Dale View is a very rare opportunity to buy a home, with an agricultural occupation clause along with an adjoining field , circa 8.86 acres. The house was built in 1991 and offers spacious accommodation comprising: Hallway, Living Room, Dining/Day Room, Kitchen, Utility Room, Shower Room, Landing, 3 Double Bedrooms and a Bathroom giving a floor area of about 1,500 sq ft. Outside there is a Front Garden, an Off Road Parking and Turning Area for several cars and an Adjoining Garage. The field to the rear of the house also has a separate entrance.

Dale View is in need of general refurbishment, however does benefit from uPVC Double Glazing and Oil Central Heating via a Stanley Range.in the kitchen

Agricultural Tie - The occupant of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as define in Section 290 of the Town and Country Planning act 1971, or in forestry , or a dependant of such a person residing with him or her, or a widow or widower of such a person.

Location

From junction 40 of the M6, head West on the A66 for 6 miles and turn left, signposted to Matterdale. Follow the road for 2.25 miles, turn left and continue for a further 0.4 miles, then turn right, signposted to Ulcat Row and Dockray. After 0.6 miles, turn left, again signposted to Ulcat Row, Dale view is the second house on the left.

What3words: hence.spelling.bonus

Amenities Penrith

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Heating is by fuel oil. Drainage is to a shared system.

Tenure

The property is freehold and the council tax is band D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a hardwood door to the

Hallway

Stairs with natural wood banister & spindles and cupboard below, lead to the first floor. There is a double radiator, a telephone point and panelled doors to the dining room and;



Living Room 17'7 x 11'9 (5.36m x 3.58m)

A uPVC double glazed window to the rear has glorious panoramic views across the surrounding countryside to Mell Fell and Blencathra and there is a uPVC double glazed window to the front, looking to Gowbarrow. The fireplace has a flu suitable for a stove, open fireplace or gas fire and to each side of the chimney breast is an arched niche. There are two double radiators and a TV aerial point.



Dining/Day Room 7'8 x 11'8 (2.34m x 3.56m)

A uPVC double glazed window to the rear enjoys a view across Matterdale to Mell Fell and Blencathra and a uPVC double glazed window to the front looks to Gowbarrow. There is a double radiator, a panel door to the side lobby and a broad opening to the;



Kitchen 12' x 5'11 (3.66m x 1.80m)

Fitted with oak fronted units with a cream worksurface incorporating a stainless steel single drainer sink. There is a Stanley oil fired range cooker which also provides the hot water and central heating and there is an electric hob. The floor is tiled and a uPVC double glazed window faces to the rear and there is an extractor fan.



Side Lobby/Utility 17'8 x 8' overall (5.38m x 2.44m overall)

A hardwood stable door leads to the rear and a uPVC double glazed window faces to the front. There is plumbing for a washing machine, a double radiator and doors to the garage and;



Shower Room 9'3 x 3'8 (2.82m x 1.12m)

Fitted with a toilet, wash basin and tiled shower enclosure with electric shower. There is a single radiator and a uPVC double glazed window.

First Floor - Landing

A double glazed Velux window and two uPVC double glazed windows provide natural light. There is a single radiator and a recessed airing cupboard housing the hot water tank and shelves.



Bedroom One 17'8 x 11'8 (5.38m x 3.56m)

Having uPVC double glazed windows to three sides taking full advantage of the open countryside views. There are two double radiators and a TV aerial point.



Bedroom Two 11'11 x 9'11 (3.63m x 3.02m)

Having a uPVC double glazed window to the rear with open countryside views. There is a double radiator and a TV aerial point.



Bedroom Three 17'8 x 9'10 (5.38m x 3.00m)

Having a uPVC double glazed windows to the front and rear with open countryside views. There is a double radiator and a TV aerial point.



Bathroom 12'1 x 8'4 max (3.68m x 2.54m max)

Fitted with a grey toilet, wash basin and a panelled bath with tiles around. There is a double radiator, a shaver socket/light, an extractor fan and a uPVC double glazed window to the rear. A ceiling trap gives access to the roof space above.



Outside

Dale View is accessed from the road through wooden vehicle gates to a block paved parking and turning area which also provides access to the;

Garage 17'9 x 10'10 (5.41m x 3.30m)

Having an up & over door, light and power points.

The front garden is laid mainly to stone chippings interspersed with a variety of shrubs and trees.



To the rear of the house is a flagged patio overlooking the fields and surrounding countryside,



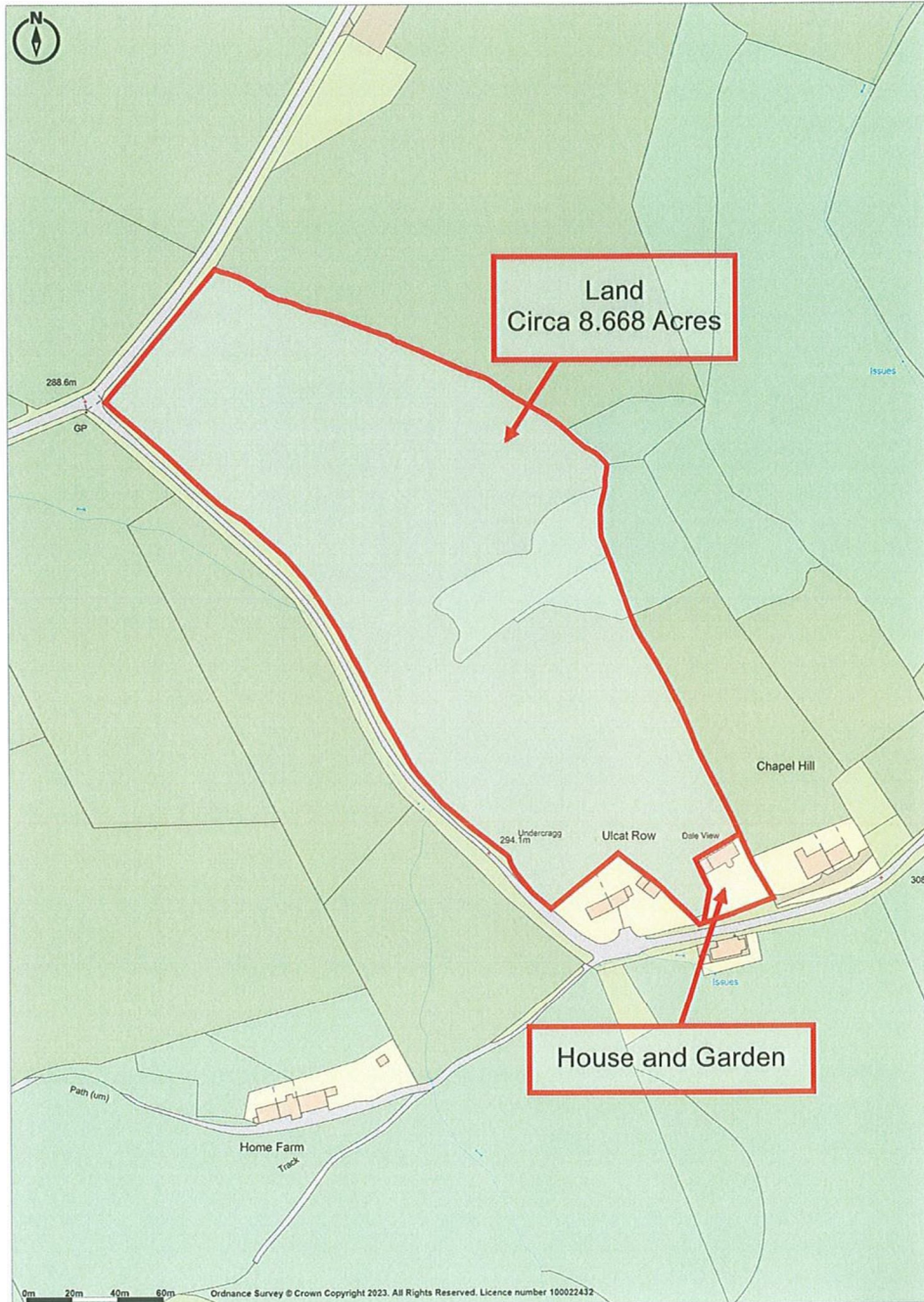
Adjoining Field

The field measures approximately 8.668 acres and has a gate entrance to the side of the driveway to the house



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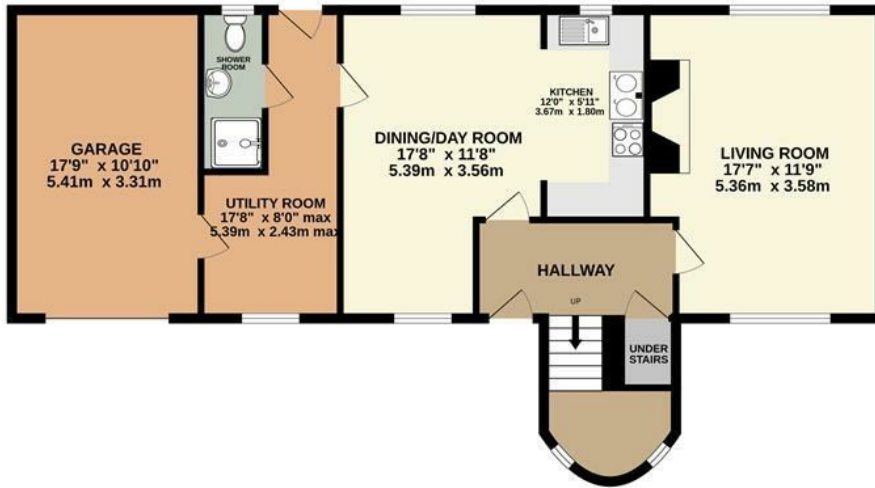


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LANDMARK INFORMATION

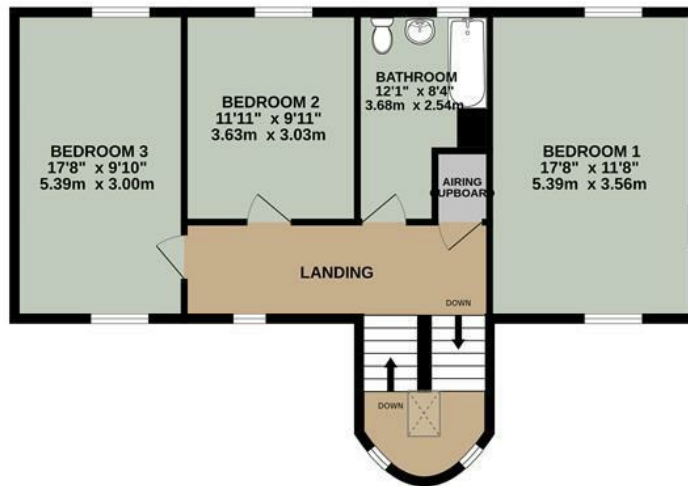
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**WILKES
GREEN
HILL**

GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.

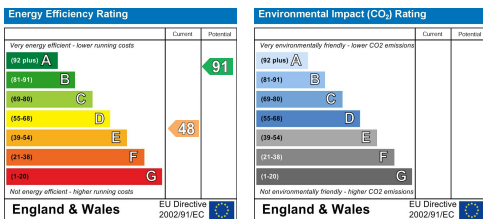


1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 1672 sq.ft. (155.3 sq.m.) approx.

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