



1 Horrock Leas, Watermillock, CA11 0JJ

Guide Price £430,000

PFK

1 Horrock Leas

Watermillock, Penrith

A charming cottage, enjoying views of Ullswater and nestled in the delightful Lake District National Park. Boasting well proportioned accommodation including two double bedrooms, this lovely property is one not to be missed.

Horrock Leas forms part of an exclusive three house terrace which in former times, we believe served the nearby mansion. The properties were built around 1910, and have been sensitively constructed and designed in local materials and exhibit traces of the popular Arts and Crafts movement, providing the most appealing accommodation in a stunning location. There are breathtaking rural views with superb glimpses of the lake.

The accommodation has been freshly decorated and briefly comprises kitchen/diner, utility/pantry, living room with open fire, two double bedrooms and a three piece bathroom suite.

Externally, attractive gardens lie to the front of the property, with plenty of areas to enjoy the views of Ullswater. To the rear there is one car parking space and a generous enclosed yard, with undercover store and outhouse.

Directions

What3Words - Front Door - flamingo.triangles.improving From the M6 at Junction 39, follow the A66 west towards Keswick. At the first roundabout, fork left on to the A592 heading for Ullswater and Pooley Bridge. Upon reaching the lake at Pooley Bridge, continue to the right on the A592. 1 Horrock Leas is accessed from the driveway to Horrockwood, approximately 3 miles from Pooley Bridge on the right hand side of the road, a short distance after Beauthorn on the left and just before Leeming Farm.





1 Horrock Leas

Watermillock, Penrith

Watermillock is located about halfway along Ullswater and adjoins the A592 Penrith to Patterdale Road. It is some 3 miles from Pooley Bridge and 7 miles from Patterdale. 1 Horrock Leas is situated within the Lake District National Park and well placed for access to the northern fells and the main tourist centres of Windermere and Keswick. There are many recreational opportunities within immediate reach, including fell walking, climbing, boating and sailing.

- Charming two bed cottage
- Fabulous outlook with views of the Lake
- End of a row of traditional cottages dating from early 1900's
- Parking space for 1 vehicle
- Generous front gardens
- Enclosed rear yard with useful outhouse
- Council Tax: Band D
- Tenure: Freehold
- EPC rating F



ACCOMMODATION

Entrance Hall

With stairs to the first floor and part glazed door leading out to the front garden.

Living Room

14' 1" x 11' 10" (4.30m x 3.60m)

A front aspect reception room enjoying lovely views towards Ullswater from a large window with window seat. Open fire in a sandstone hearth and surround with recessed shelving to one side and cupboards to the other, picture rail, wall mounted heater, wood flooring and door giving access to the entrance hall.

Kitchen/Diner

9' 2" x 12' 2" (2.80m x 3.70m)

A rear aspect room fitted with a range of wall and base units with complementary tiled work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding appliances including cooker, dishwasher and fridge freezer, space for dining table and door leading through into the pantry/utility room.

Utility/Pantry

With useful understairs cupboard and ample storage space, Belfast sink and space and plumbing for washing machine.



ACCOMMODATION

FIRST FLOOR LANDING

With window at half landing level . The landing has a loft hatch and doors leading to the first floor rooms.

Bedroom 1

10' 6" x 12' 2" (3.20m x 3.70m)

A bright front aspect double bedroom enjoying breathtaking views towards Ullswater. With feature fireplace, wall mounted electric heater and wood flooring.

Bedroom 2

12' 2" x 10' 6" (3.70m x 3.20m)

A rear aspect double bedroom enjoying rural views. Currently utilised as a twin room, with feature fireplace with original cast iron surround, wall mounted heater, wood flooring and loft hatch.

Bathroom

7' 3" x 9' 2" (2.20m x 2.80m)

Fitted with a three piece suite comprising bath with electric shower over and additional tap connected, hand held shower attachment, WC and wash hand basin. Substantial airing cupboard housing the hot water cylinder, heated towel rail and side aspect window.



ADDITIONAL INFORMATION

Services

Mains electricity, water & shared septic tank drainage. Electric heating and double glazed windows installed. 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





FRONT GARDEN

To the front of the property, there is an established enclosed garden, with lawn and low maintenance rockery with shrubs. The front garden enjoys spectacular views towards Ullswater and benefits from a covered entrance porch with bench and power supply and leads to the front door. Please note that neighbouring properties have a right of way along the pathway that lies to the front of the properties.

REAR GARDEN

To the rear, there is offroad parking for one vehicle with a door leading into a good sized yard with undercover area, outhouse and door leading into the kitchen/diner.

Off street

Allocated parking for 1 vehicle









PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

