



Yan, Watermillock, CA11 0JN.

Guide Price £660,000

PFK

## Yan, Watermillock

Enjoying an enviable setting overlooking the breathtaking beauty of Ullswater, and boasting the highly sought-after Watermillock postcode, this charming detached three-bedroom bungalow presents a rare opportunity to acquire a much-loved home with exceptional potential in one of the Lake District's most desirable locations. Set along a private approach on this quiet road which in turn leads to the outward bound, the bungalow occupies a wonderfully peaceful position, offering privacy, space, and scope for enhancement to suit a new owner's tastes.

The accommodation is arranged predominantly over the ground floor and is accessed via a welcoming entrance hall, which provides access to the principal rooms. To one side of the hallway are three bedrooms, including a front-aspect bedroom benefiting from an ensuite wet room with shower and underfloor heating and built in cupboard, while two further bedrooms sit to the rear, enjoying a tranquil outlook. Off the second bedroom, a side hallway leads to an ensuite wet room with shower and underfloor heating and stairs rising to the first-floor landing.



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Returning to the main hallway, doors lead to the family bathroom, kitchen, and living room. The kitchen is positioned to the front of the property and is fitted with a range of wall and base units, complementary work surfaces, and tiled splashbacks. Integrated appliances include an eye-level double oven and hob with extractor above, while a 1.5 sink with drainer and mixer tap sits beneath the window. Two integrated cupboards provide useful pantry storage, and a door leads through to the utility room.

The utility room is a practical and well-proportioned space, offering additional wall and base units, a serving hatch through to the dining room, space for a washing machine, tumble dryer, and free-standing fridge and freezer. Windows provide natural light.

To the rear of the property, the living room benefits from a solid fuel fire with a back-boiler and is complemented by a delightful conservatory/sun room with patio doors, perfectly positioned to capture the truly stunning outlook over Ullswater, the mountains and the surrounding countryside. This exceptional vista forms a constant and captivating backdrop.





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A separate dining room sits off the living room, with serving hatch from the kitchen. This has a smaller conservatory whose patio doors opening directly onto the patio in the rear garden, ideal for both everyday living and entertaining.

To the first floor, a landing provides access to further attic space.

Externally, the property continues to impress. To the front is bordered by established hedgerows and shrubs, there is a pedestrian access gate which leads to the front door and gates providing access for several vehicles. A gate allows access between the front and rear of the property. To the rear, the full splendor of the setting can be appreciated. The rear garden is largely laid to lawn, framed by mature hedgerows and features a patio which is an ideal spot to relax and take in the remarkable lake and fell views.

Much loved and now ready for its next chapter, this is a home that offers location, potential, and lifestyle in equal measure, presenting a rare opportunity to create something truly special in a wonderful setting.





## Yan, Watermillock

Watermillock is located approx. halfway along Ullswater, and adjoins the A592 Penrith to Patterdale Road. It is some three miles from Pooley Bridge, 7 miles from Patterdale and situated within the Lake District National Park – 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. For those wishing to commute the M6 (junction 40) is easily accessible at Penrith (approx. 8 miles) where there is also an excellent range of local amenities – primary and secondary schools, varied shops, supermarkets, banks, castle and park and an excellent choice of sports/leisure facilities. There is also a main line railway station.

- Tenure – Freehold
- EPC Rating – TBC
- Council Tax Band – C

**Directions:** The property can be located by using What3Words -  
///thirsty.bedrooms.obstruct or via the Post Code CA11 0JN.

## ACCOMMODATION

### Ground Floor

#### Entrance Vestibule

#### Entrance Hall

#### Living Room

16' 8" x 10' 9" (5.07m x 3.28m)

#### Sun Room

11' 3" x 10' 9" (3.42m x 3.28m)

#### Dining Room

9' 1" x 15' 2" (2.77m x 4.62m)

#### Kitchen

10' 11" x 11' 4" (3.32m x 3.45m)

#### Utility Room

7' 11" x 7' 11" (2.42m x 2.42m)

#### Family Bathroom

5' 6" x 8' 0" (1.67m x 2.44m)

#### Bedroom 1

12' 6" x 10' 9" (3.80m x 3.27m)

#### Bedroom 1 – Ensuite

#### Bedroom 2

10' 3" x 11' 2" (3.13m x 3.41m)

#### Side Hallway

#### Shower Room

#### Bedroom 3

8' 0" x 9' 9" (2.45m x 2.96m)

### FIRST FLOOR: Landing & Attic

**EXTERNAL:** Front garden, enclosed and providing parking for several vehicles. Rear enclosed patio and garden enjoying the aspect.





**Please Note:** The property is non standard construction and therefore cash buyers only. The measurements are approximate so may reflect the maximum dimensions and the mention of any services/appliances within these details does not imply they are in efficient and full working order. Some images have been enhanced via AI.

**Services:** Mains electricity, water and electric heating.

**Septic Tank:** Please note: We believe the septic tank is shared with the outward bound and that some remedial work in relation to 2020 regulations may have taken place. The owners are currently investigating this further and we would advise buyers to clarify this via their solicitor.

**Referrals & Other Payments:** PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





Floor 0



Floor 1

## Approximate total area<sup>(1)</sup>

1323 ft<sup>2</sup>

122.9 m<sup>2</sup>

## Reduced headroom

50 ft<sup>2</sup>

4.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## PFK Estate Agents

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