5 Mellfell Cottages, Watermillock, CA11 0LS.

Guide Price £270,000

PFK

5 Mellfell Cottages

This beautifully positioned two-bedroom property seamlessly blends rustic charm with modern living. The ground floor opens into an inviting open-plan living area, where exposed beams, a cosy fireplace and large wooden-framed windows create a warm and welcoming atmosphere. The contemporary kitchen features modern units, integrated appliances and a spacious dining area, all bathed in natural light from the door that provide access to the rear.

The entrance to the front provides access to the luxurious modern bathroom, with a sleek wall-mounted sink and a versatile walk-in shower and bath combination. Upstairs provides access to two generously proportioned bedrooms.

This property truly excels in its setting, with Mellfell being known as one of the Wainwrights. The house is set against a picturesque rural backdrop, offering seating areas, mature trees and scenic countryside views that provide a tranquil retreat from everyday life.

Occupancy restriction: The property must be occupied as holiday accommodation or as the sole or principal residence of a person with a defined 'local connection' to the area.

5 Mellfell Cottages

Whether you wish to take a quiet moment in the tranquil setting or simply relax and enjoy the surroundings, this property offers an exceptional opportunity for those seeking a stylish and serene countryside lifestyle. Ideal as a holiday home.

The charming stone exterior and traditional wooden doors enhance the home's rustic appeal and practicality is also a key feature, with a gravel driveway providing parking.

5 Mellfell Cottages is set within the Lake District National Park, overlooking Ullswater and close to scenic walking routes, including Mell Fell. Pooley Bridge, with its cafés, pubs, shops and Ullswater Steamer is approx. 2.5 miles away, while Penrith is approximately 8 miles distant, offering broader amenities and excellent transport links. This location combines peaceful countryside living with easy access to local facilities and the wider Lake District.

- Council Tax band: Currently business rates
- Tenure: Freehold
- EPC Energy Efficiency Rating: D

Accommodation

Kitchen / Living Area: 18' 8" x 16' 2" (5.68m x 4.94m)

Upper Ground Floor

Hallway: 2' 11" x 1' 4" (0.88m x 0.41m)

Bathroom: 7' 4" x 9' 6" (2.24m x 2.89m)

First Floor Landing

5' 9" x 6' 1" (1.76m x 1.86m)

Bedroom: 8' 11" x 16' 4" (2.71m x 4.98m)

Bedroom: 9' 7" x 16' 4" (2.93m x 4.98m)

Outside

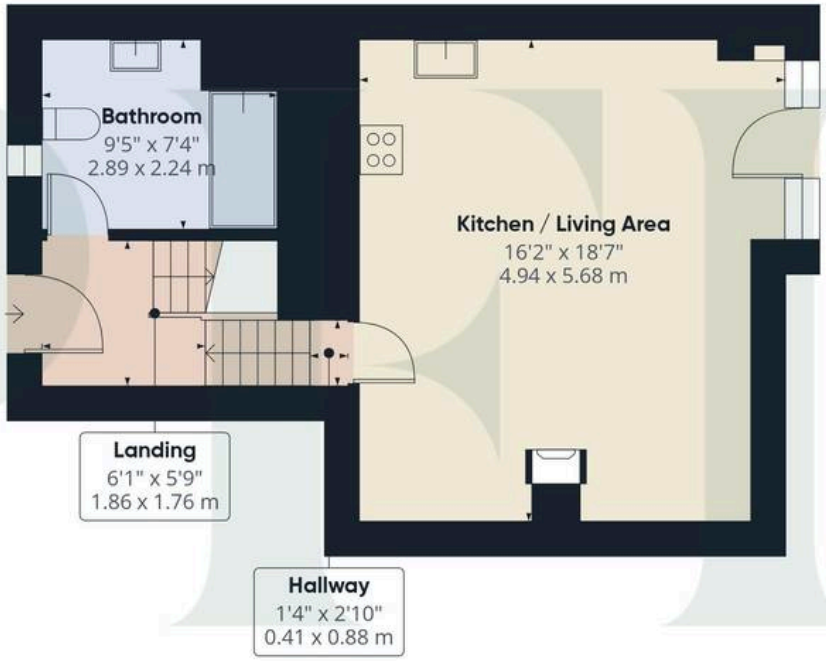
The owner enjoys a seating area immediately to the front and owns part of the shared raised lawned area. To the rear there is a shilled area providing parking and both spaces allow access for neighbouring properties.

Please Note

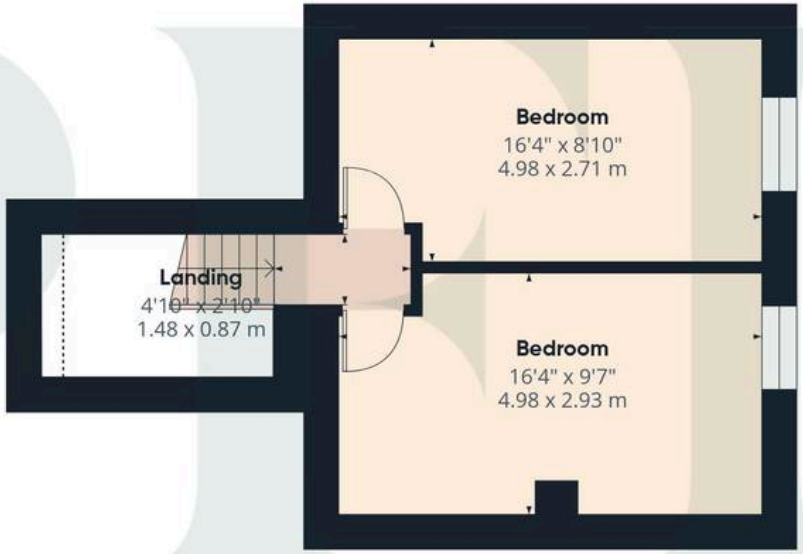
The property benefits from rights relating to water services and is subject to standard easements and covenants typical for properties of this type.

Directions

5 Mellfell Cottages can be located with the postcode CA11 0LS or by using What3Words: ///endlessly.applause.debt



Floor 0



Floor 1

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Approximate total area(1)

726 ft²

67.3 m²

(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.

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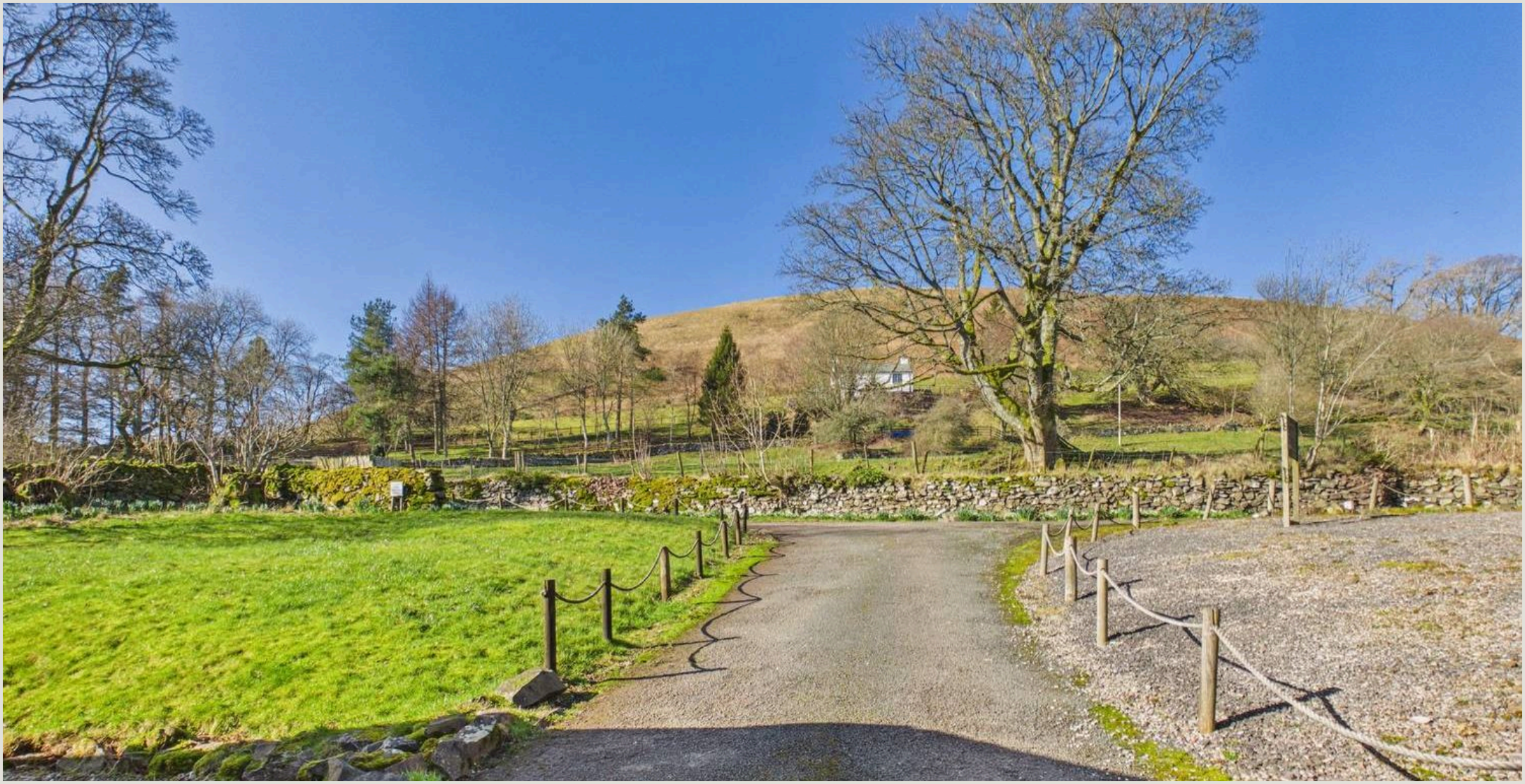
ADDITIONAL INFORMATION

Services: Mains electricity. The property has a legal right to draw water through pipes that run under neighbouring land and to access that land to repair them. The property has a shared septic tank. 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: The owners inform us that the septic tank is a shared Klargester discharging through a snake pipe into an underground soakaway. They are investigating this further.

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 (Napthens 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.



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