

## Watermillock

Yan, Watermillock, Penrith, CA11 0JN

An exceptionally rare opportunity to acquire a detached three bedroom bungalow occupying an idyllic site with a stunning open rear rural view to Ullswater and the majestic range of fells.

Subject to obtaining all necessary consents there is potential to comprehensively redevelop or demolish the property and construct a new bespoke replacement dwelling.

## Offers over £595,000

### Quick Overview

Detached bungalow occupying an idyllic site  
Delightful rural Lakeside setting  
Stunning open rear views to Ullswater and the majestic range of fells  
Ideal redevelopment opportunity subject to obtaining all necessary consents  
Three miles from Pooley Bridge and five miles from Glenridding  
Eight miles from Penrith and sixteen miles from Keswick  
Three bedrooms  
Front and rear gardens



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Ultrafast  
Broadband  
Available



Property Reference: KW0534



Living Room



Dining Room



Conservatory



Kitchen

Yan is situated on a private side road located approximately three miles from Pooley Bridge, five miles from Glenridding and sixteen miles from Keswick.

Along the lake side are a variety of acclaimed hotels offering glorious lake views, high quality dining and leisure facilities. There are a range of outdoor pursuits on the doorstep including sailing, horse-riding, fell walking and biking.

Junction 40 of the M6 motorway and the Eden Valley market town of Penrith are just eight miles away with an excellent range of amenities including the West Coast Main Line train station providing direct London journeys in approximately three hours and access to Manchester, Glasgow and Edinburgh.

### Accommodation

**Ground Floor:** Entrance Vestibule | Entrance Hall | Living Room | Dining Room | Garden Room | Kitchen | Utility Room | Bathroom | Bedroom 1 and En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bathroom | Side Hall | Shower Room

**First Floor:**  
Attic Room

**Outside:**  
Rear Garden | Front Forecourt/Off-Road All weather Parking

**Construction**  
The property is of non-standard timber frame construction.

**Services**  
Mains water and electricity. Shared septic tank drainage. Electric heating.

**Tenure**  
Freehold.

**Council Tax**  
Band C.



Sitting Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



OS Map

### Directions

From Penrith proceed west on the A66 towards Keswick and turn left onto the A592 where signposted to Pooley Bridge. Continue ahead until reaching the T junction and bear right towards Glenridding. After approximately three miles turn left onto the side road leading to the Outward Bound Centre and Yan is the first bungalow on the right.

### What3words

///thirsty.bedrooms.obstruct

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers over £595,000 are invited for consideration.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. VAT).



View From Rear Garden



View From Rear Garden



Rear Garden



Rear Elevation

Request a Viewing Online or Call 01768 741741

## Meet the Team

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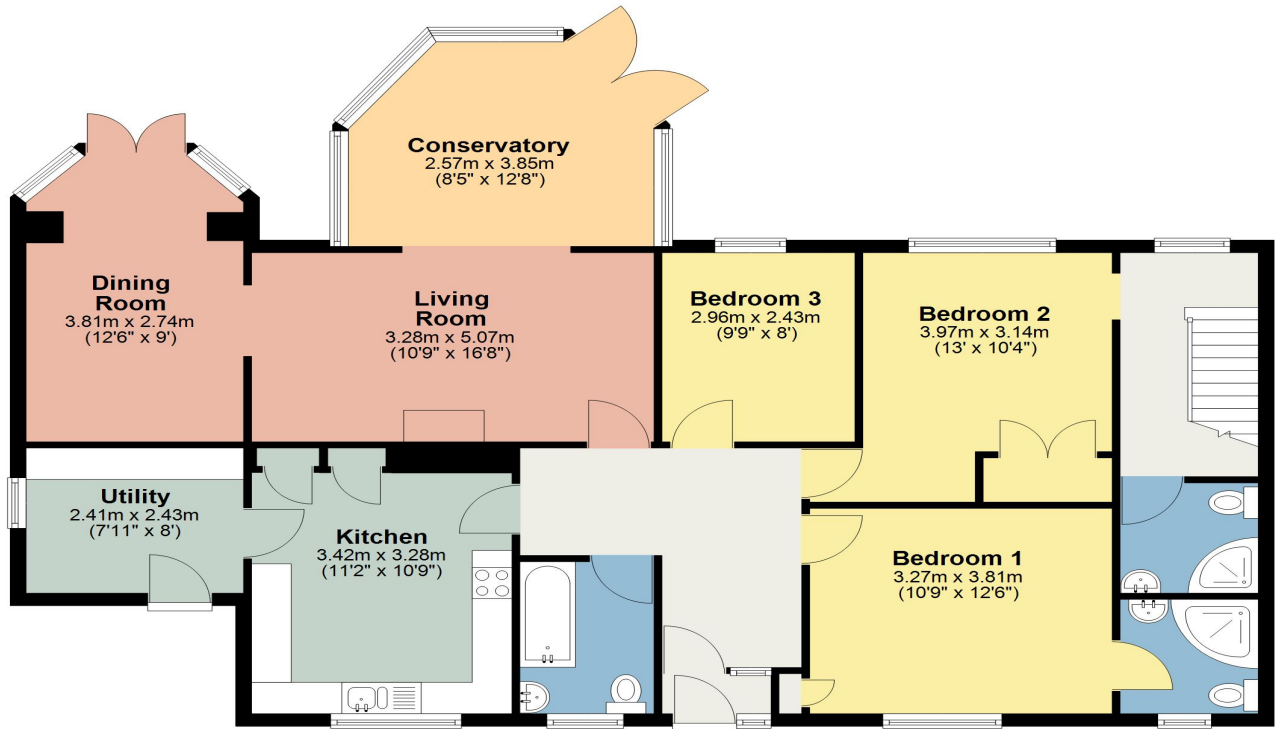


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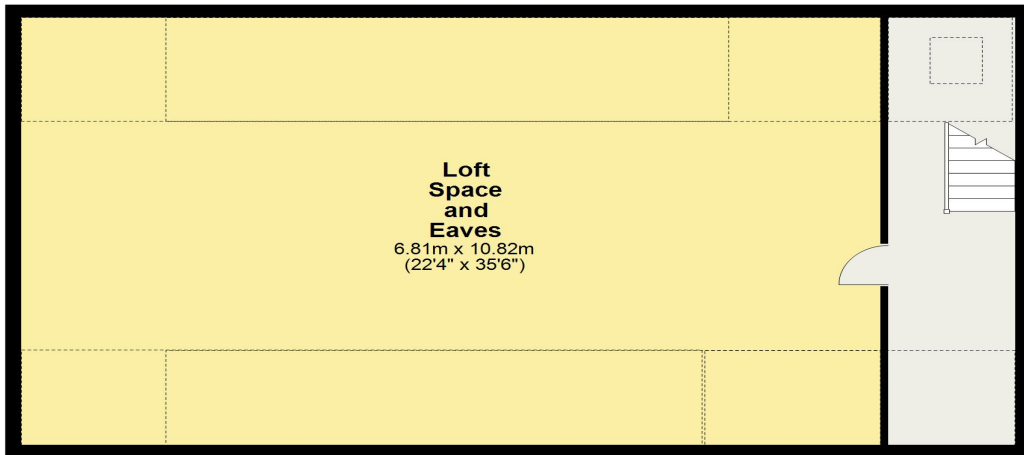
### Ground Floor

Approx. 117.9 sq. metres (1268.7 sq. feet)  
(excluding Utility)



### First Floor

Approx. 85.2 sq. metres (917.1 sq. feet)



Total area: approx. 203.1 sq. metres (2185.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

**Yan, Watermillock, Penrith**

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