WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

The Carriage House Watermillock, Penrith, CA11 0LT



- **Unusual and Exquisite Converted Former Garden Store**
- **Spectacular View to Ullswater and the Surrounding Lakeland Fells**
- **Large Open Plan Living Room with Kitchen and Galleried Bedroom**
- **Beautiful Landscaped Garden Taking Full Advantage of the Outstanding Views**
- **Successful Holiday Let or Ideal for a Secluded Retreat**
- **Tenure - Freehold. EPC - D**
- **The Carriage House is Currently Rated for Business Rates.**
- **https://www.cottages.com/cottages/the-carriage-house-le7**

Asking price £325,000

This unusual and exquisite former garden store situated within the tranquil grounds of the Duke of Norfolk's former hunting lodge and Lake District retreat - now converted into an exquisite property commanding spectacular views of Lake Ullswater and the surrounding Lakeland fells including Helvellyn, Striding Edge and High Street.

The Carriage House is currently used as a successful holiday let by the current owners and offers comfortable, cosy and well equipped accommodation focussed mainly on the spacious light and airy living space open to the apex of the beamed roof together with twin double glazed French windows along one side to enjoy the open outlook across the large lawned area over the lake towards Pooley Bridge and beyond.

The cottage is set in a beautiful landscaped garden , centred around a stone flagged terrace with central water feature and shrub beds facing south to enjoy the spectacular vista of Lake Ullswater and the fells beyond.

Location

The Carriage House is only 6 miles from Junction 40 along the M6. Take the A66 west towards Keswick. At the Rheged Visitor Centre on the roundabout take the A592 to Ullswater, continue on this road until you reach the Lake. Turn right on the A 592 and continue past 'Another Place' lakeside hotel until you see the Brackenrigg Inn, then turn immediately right for half a mile towards the distinctive terrace of Wreay Mansions. The property is situated on the right through the red sandstone gateposts onto the shared drive. Just past Wreay Lodge is the distinctive gable end of the Carriage House on the right. A quick right brings you into the forecourt of the Carriage House to enjoy the unparalleled vista of Lake Ullswater and beyond. As you take in the view the Lake Ullswater, a Steamer may be passing on its regular sailing from Glenridding to Pooley Bridge or the colourful sails of yachts from the Ullswater Yacht Club maybe spread on the water.

Amenities

Watermillock is a linear village alongside the shores of Lake Ullswater within the Lake District National Park. The village has a church , community centre and numerous lakeside hotels offering numerous and varied activities and hospitality. The nearest village is Pooley Bridge (approx 2.5 m) with coffee shops, a selection of public houses , general stores, church and sub post office. Whilst at the other end of the lake is the village of Glenridding with general stores, sub post office, public houses and a lakeside hotel offering hospitality in its restaurant or orangery.
All main facilities are in the popular market town of Penrith (approx 7.5 m) with transport links via the M6, A66, A6 and the main West Coast Railway line. The railway station at Carlisle provides a regular connecting service to Newcastle in the east. Penrith offers a selection of supermarkets, local and national retail shops , pubs, restaurants, leisure centre with swimming pool and climbing wall, golf/ rugby and cricket clubs, cinema and Penrith Playhouse.

Services

Mains water and electricity are connected to the property. The property has oil fired central heating . Drainage is by a shared septic tank.

Tenure

The property is freehold.

The property is registered for Business Rates. The rateable value from April 2026 is £1825.00.

We understand that The Carriage House is eligible for small business rate relief, please use the link below for more information.

https://www.tax.service.gov.uk/business-rates-find/valuations/start/4445056000

Occupancy Restriction

Planning permission was granted for the property to :

be used for holiday purposes only and shall not be used as a permanent habitation. No one person, group of people or family shall occupy the holiday apartment hereby permitted for a period exceeding 3 months in any one year

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a double glazed door with south-facing window to the left.

Entrance Hall 7' x 7'6 (2.13m x 2.29m)



Flooring is tiled fossil marble with exposed stonework to one wall and exposed beam to the ceiling. The double glazed opening window at the side looks down over the lake and fells. A built in cupboard houses the oil fired Worcester-Bosch combo boiler for heating and hot water. Oak coloured doors open onto the bathroom and kitchen. The boiler cupboard and kitchen doors are fire doors. The entrance hall benefits from a Radiator to dry the outdoor clothes. As soon as you enter the entrance area, feel the exceptional ambiance within the property due to its Trifoil insulation- new to the market at the time of the conversion. The whole property enjoys a low level of humidity because of it. The recently upgraded steel distribution board is at unobtrusive accessible high level in the hallway. Circuits in the property are spilt between two separately protected main circuit breakers for reliability.

Shower Room

The shower room features a recently installed, double sized easy access shower incorporating both oil boiler fed and MIRA electric, Sport ' MAX with Air Boost' shower head. Full size wash basin, toilet, dual fuel heated towel rail, illuminated mirror above the wash basin, and recessed led ceiling lighting complete the fit out. The floor is Fossil marble tiled, the walls mostly ceramic tiled. A ceiling extractor fan and opening double glazed window are also featured.





Kitchen with Dining Area

Fully fitted oak finish wall and base units incorporating free standing, slim line dishwasher/ free standing washing machine / free standing under counter fridge freezer. A one and a half single drainer sink with mixer tap and tiled splash back, built in electric oven, ceramic hob with glass splash back, extractor hood and recessed led ceiling lights, tiled fossil marble flooring complete the kitchen fit out. The generous dining area includes six seater dining table and radiator.







Lounge

Accessed via steps from the kitchen and open to the full height of the building with exposed roof beams.

Large double glazed patio doors with side windows open out onto the stone upper patio area which takes full advantage of the glorious lake and fell views both over the Lake towards Howtown and High Street or down the Lake towards Pooley Bridge and beyond.

Oak veneered flooring, tv aerial point, three wall lights, rise and fall ceiling light, reversible DC drive electric ceiling fan with centre light which is super quiet and vibration free.

A dog-leg stairway with natural wooden handrail guides you to the gallery bedroom.





Sleeping Gallery

The ceiling is open to the apex with exposed purlins, double glazed opening velux roof window incorporating roller blind, oak veneered flooring, ceiling lighting.





Outside

The Carriage House is approached along the shared drive to the front of Wreay Mansions with double wooden gates for vehicular access for two cars on the property. There is a further parking space (freehold) for another car in the lower level car park.

Immediately adjacent to the property is the patio easily accessed via the French windows or main entrance door. Then a lower patio area faces south overlooking either Lake Ullswater/Howtown/ High Street, or to the south west, views of Helvellyn and Striding Edge. The lower patio has a water feature; pond and rill, stone flags and well- stocked shrub beds with steps leading down to the ‘Sitooterie ‘; a very quiet space incorporating fitted green oak seating and local slate low level table.









A garden store is provided with electrical supply to it; an outside water tap is provided for garden maintenance.

The property was re- roofed in about 2010 both back and front areas. Whilst the majority of the external stonework was re- pointed with traditional lime mortar in 2020 - both with local artisans.

The Carriage House has also shared use of the large front lawn with its seating and borders .

The annual Service Charge for 2026 is £767.00. which covers sewerage and a weekly collection of household rubbish, routine maintenance of the lawn, car parking area and driveways. The Carriage House is part of Wreay Mansions Management Committee (WMMC), owning 1/6 th of the communal areas.

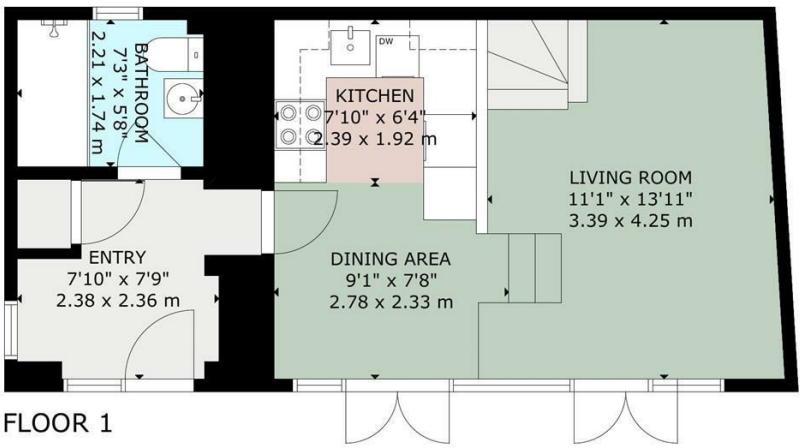
Referal Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

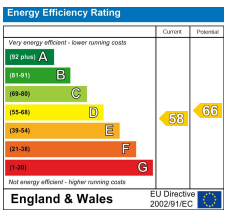


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 51 m²/549 sq ft
FLOOR 1: 38 m²/410 sq ft, FLOOR 2: 13 m²/139 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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