



OAKLEIGH

DUBWATH, BASSENTHWAITE, CUMBRIA CA13 9YD

savills

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**An exciting development opportunity located in the Lake District National Park
near Bassenthwaite Lake.**

Detached attractive 6 bedroom Victorian house with fell views

Rear gardens with full planning consent for 2 new local occupancy homes (7/2020/2124)

Sought after location on the north western shore of Bassenthwaite

Total site area 0.28 hectares

For sale by private treaty

Bassenthwaite 3.2 miles ♦ Cockermouth 6.3 miles ♦ Keswick 7.8 miles ♦ Penrith 25.0 miles ♦ Carlisle 25.3 miles
(All distances are approximate)



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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
		76
	01	

Situation

Oakleigh is located in the desirable rural village of Dubwath, directly adjacent to Bassenthwaite Lake; along its north western shore, within the Lake District National Park. It has open views to Sale Fell to the south and from the outside of the property looking east, views to Bassenthwaite and Skiddaw.

Dubwath has a sailing club, is a short walk away from the Pheasant Inn and has access to public transport with several bus stops. The nearby towns of Cockermouth and Keswick offer a wide range of amenities and attractions.

The property is situated next to the public road which leads on to the B5291 and the A66 immediately to the south. The A66 provides access to the Western Lake District including Bassenthwaite, Derwent Water and Keswick, the M6 motorway (Junction 40) to the east and the West Coast mainline railway station at Penrith, providing travel to London in just over three hours.

Description

Oakleigh is an attractive detached Victorian house, arranged over three storeys with a pitched slate roof. It has open fell views to the south and has a gravelled driveway leading to the large garden area to the rear of the property.

The property is divided into two apartments: one on the ground floor and the other on the first and second floor. The ground floor is accessed via the front door and comprises: hallway, living room, sitting room, dining room, kitchen, utility and downstairs bathroom.

The first and second floor apartment is accessed to the rear of the property and is approached via a staircase leading to the first floor and comprises: kitchen, living room, bathroom and 3 bedrooms (two doubles and one single), landing and staircase to second floor which has a bathroom and 3 further bedrooms (one double and two singles).

The house is centrally heated by Calor gas and has timber sliding sash single glazed windows.

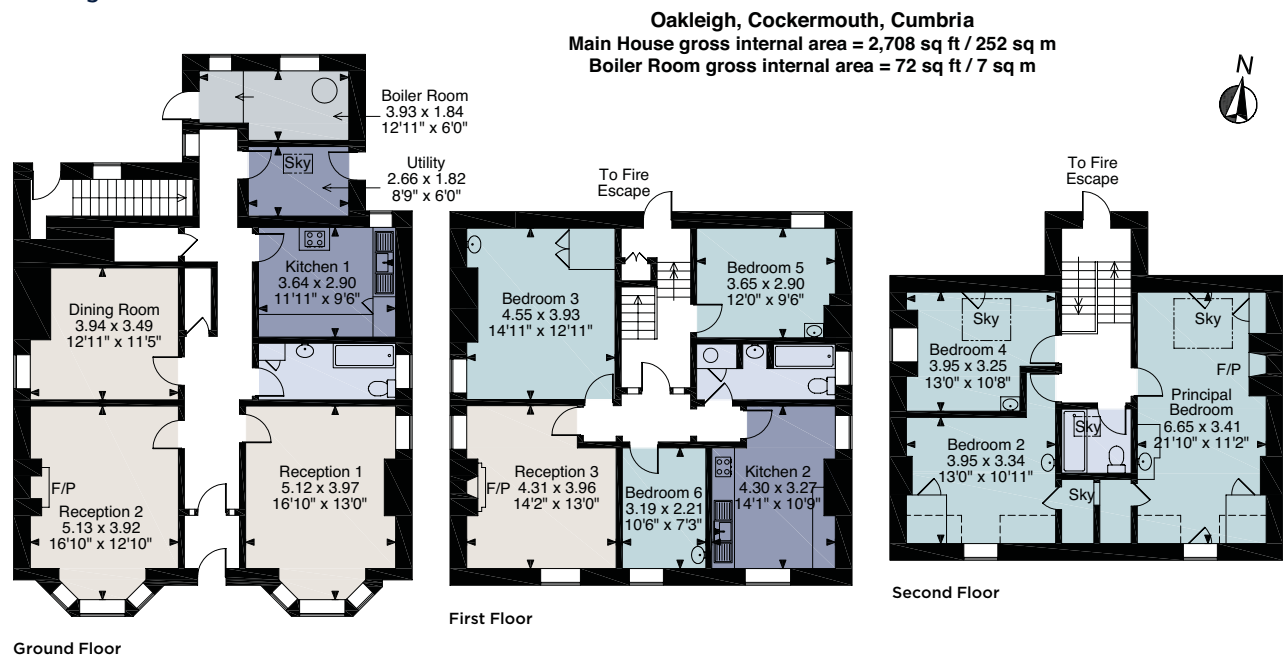
The main house offers about 252 sq m (2,708 sq ft) of accommodation space plus about 7 sq m (72 sq ft) in the external boiler room.

Outside

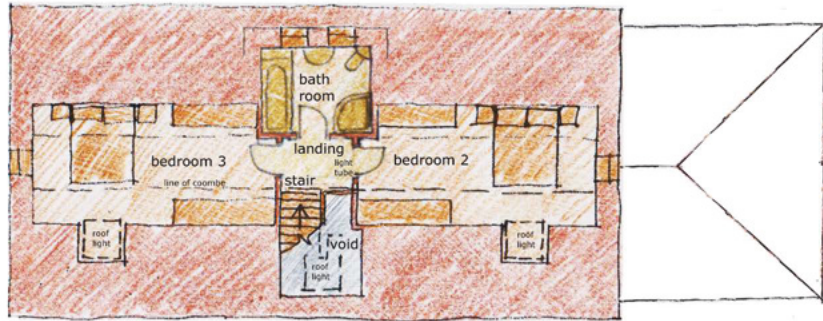
The property extends to about 0.28 hectares (0.69 acres) and has a lawned garden area to the eastern side of the main house, a driveway running along the western boundary leading to the outbuildings to the rear of the house and a large rear garden area.



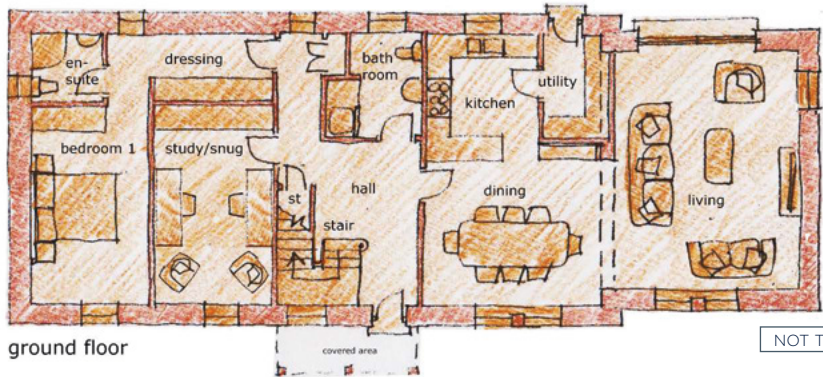
Existing Floor Plans



Layout Dwelling 1



first floor



ground floor

NOT TO SCALE

Solicitors

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Robbie Mather
t: 01228 552237

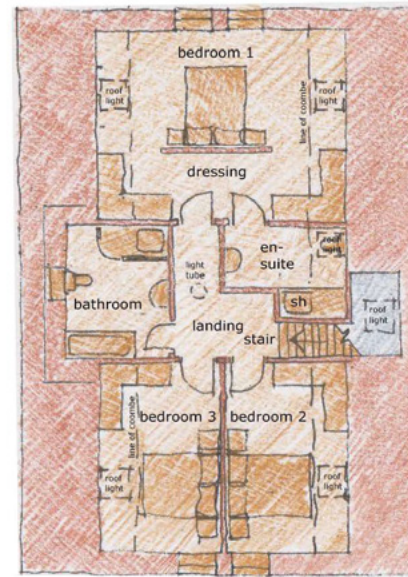
Method of sale

The property is offered for sale by private treaty as a whole. All prospective purchasers are encouraged to register their interest with Savills as sole selling agents.

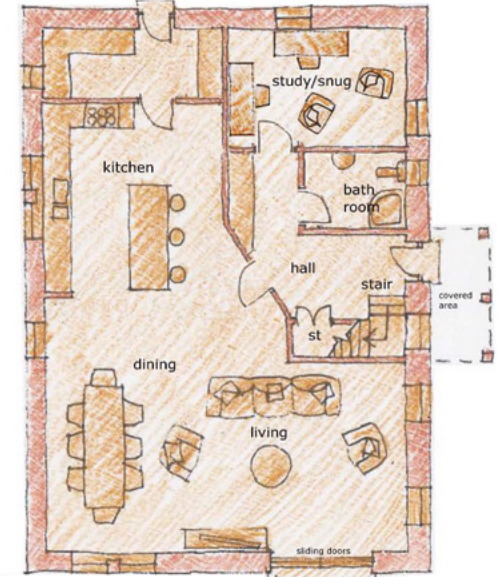
Nearest Post Code

CA13 9YD

Layout Dwelling 2



first floor



ground floor

NOT TO SCALE

Directions

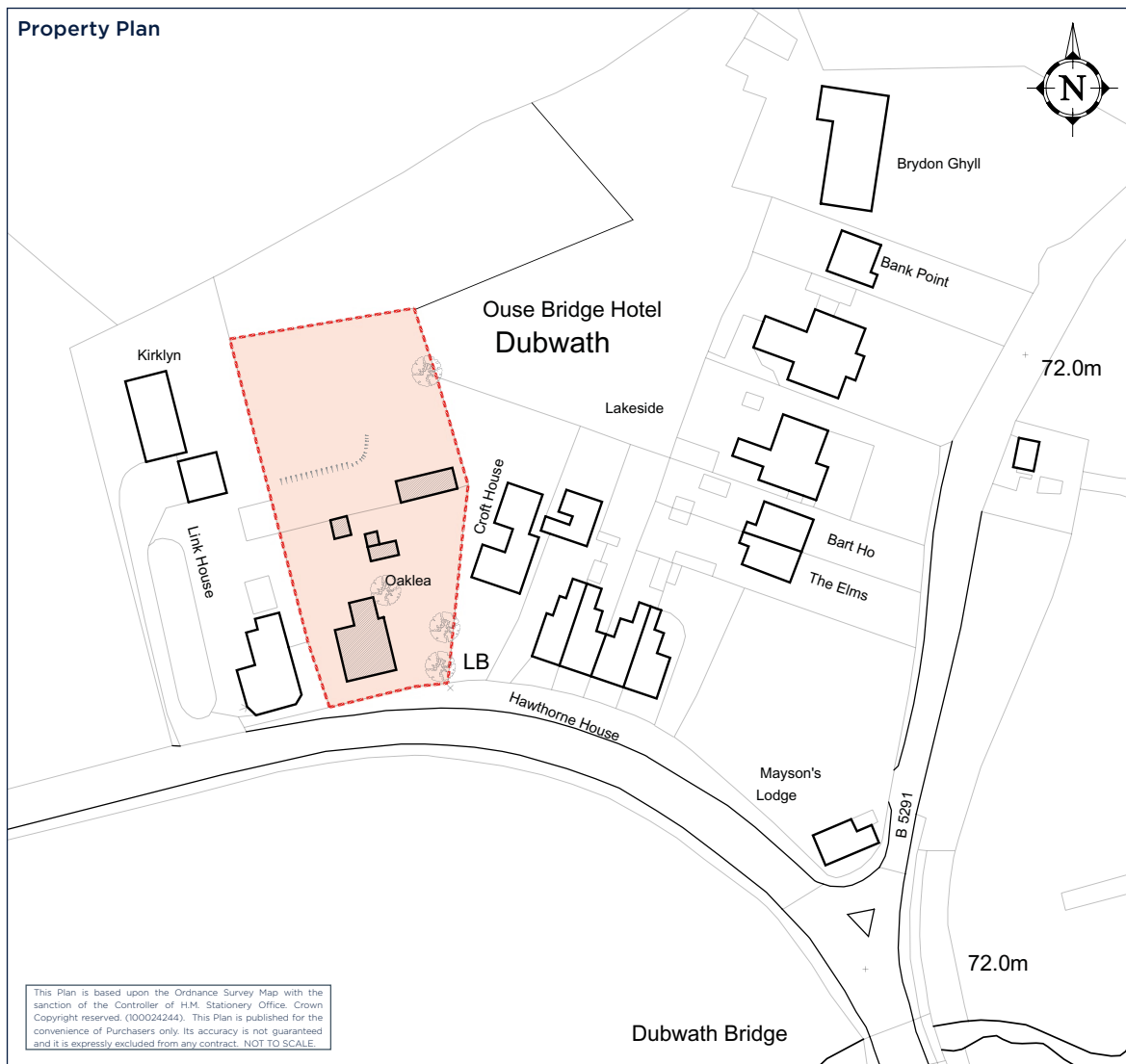
From Penrith (M6 Junction 40) take the A66 west bound signposted Keswick/ Western Lake District and follow for about 14 miles and at the roundabout, take the third exit to stay on the A66. Continue on the Keswick Bypass/A66 for 1.6 miles and at the Crosthwaite Roundabout take the second exit and stay on the Keswick Bypass/A66 for about 7.4 miles and then take the right turn (signed Castle Inn Dubwath) onto the B5291 and then follow the road round to the left and Oakleigh is the third property on the right.

Viewing

Strictly by appointment through the sole selling agents Savills Carlisle 01228 527586. For your own personal safety care should be taken when inspecting the property.



Property Plan



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