

# OAKLEIGH

DUBWATH, BASSENTHWAITE, CUMBRIA CA13 9YD



## **OAKLEIGH**

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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)

Savills Carlisle
64 Warwick Road
Carlisle, Cumbria
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savills.co.uk



savills

#### 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.

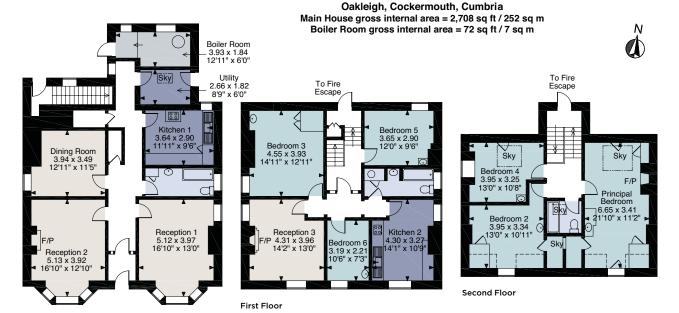
#### Outside

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**

**Ground Floor** 





## **Planning Permission**

The property has the benefit of full planning permission for demolition of the existing outbuildings at the rear of the main house and the erection of two local occupancy dwellings including access, landscaping and associate infrastructure (planning application reference: 7/2020/2124). Full details can be found on the Lake District National Park Planning Authority website at: https://www.lakedistrict.gov.uk/planning

The planning permission makes use of the large garden area to create two 3 bedroom detached houses with separate gardens and parking spaces, as shown on the Proposed Site Plan.

Dwelling 1 uses the south western part of the garden and provides a two storey house with living room with doors out to the garden, dining kitchen, utility, hall, bathroom, study, dressing room and an ensuite double bedroom on the ground

floor and two double bedrooms and family bathroom on the first floor. Outside it has a parking area to the front of the property and gardens to the side and rear.

Dwelling 2 uses the north eastern part of the garden area and provides a two storey house with front porch, hall, utility, kitchen with open plan dining and living area with sliding doors out to the garden, study/snug and a bathroom on the ground floor and three bedrooms (one en-suite) and family bathroom on the first floor. Outside it has two parking spaces to the south east of the space apportioned to Dwelling 2 and a surrounding garden area.

#### **General Information**

## Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

#### Services

Mains electricity, water and drainage.

### **Local Authority**

Allerdale Borough Council Allerdale House Workington Cumbri CA14 3YJ

#### Planning Authority

Lake District National Park Authority Murley Moss Oxenholme Road Kendal LA9 7RL

#### **Tenure**

The property is registered with the Land Registry under Title Number: CU167990 and is freehold with vacant possession.

#### **Council Tax**

The property has the following council tax entries:

1 Oakleigh - Band B

2 Oakleigh - Band C

## **Energy Performance Certificate**

FPC - G



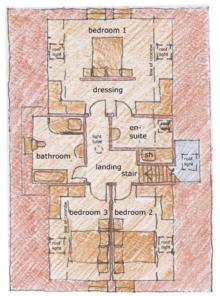
Layout Dwelling 2





first floor





study/snug of st

first floor

NOT TO SCALE

## **Solicitors**

Burnetts, Victoria House Wavell Drive Rosehill Carlisle CA1 2ST 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

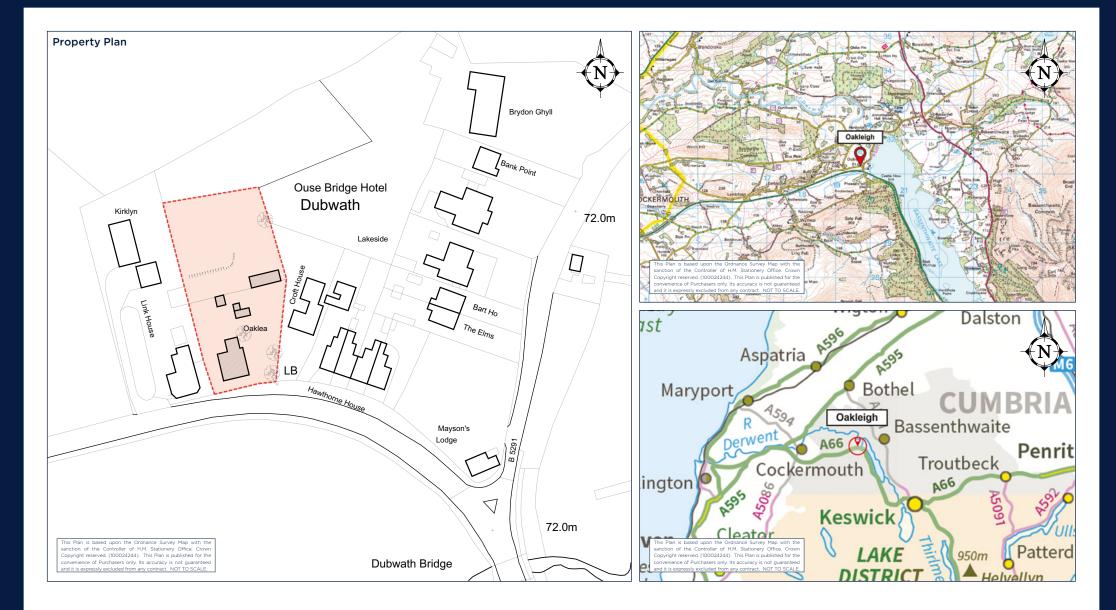
## **Directions**

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 the 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.





#### Savills Carlisle

64 Warwick Road Carlisle, CA1 1DR jmdixon@savills.com 01228 572586

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