

## **Swinsid Stones, Dockray, Cumbria, CA11 0JY**



- **Large Classic 1930s Lakeland House in a Peaceful and Stunning Fellside Environment**
- **Set in Grounds of 2.5 Acres with Fantastic Views and a High Degree of Privacy**
- **Large Main House + Annex with Ancillary Workrooms/Stores + Double Garage**
- **5/6 Double Bedrooms, Office, 2 Bathrooms + Shower Room**
- **Oil Central Heating via Condensing Boilers**
- **Photovoltaic on FiT + 2 Hot Water Solar Panels**
- **Tenure- Freehold. Council Tax Band - G. EPC - D**

**Offers over £1,000,000**

Set above Aira Beck between the majestic fells of Gowbarrow and Common Fell, close to Ullswater within the Lake District National Park, a world heritage site, Swinsid Stones was constructed in the 1930s from what was believed to be the stones of a former fellside farmhouse on behalf of a London socialite and is possibly the last home built in the classic Lakeland style of the period.

More recently extended by the current owners who have used Swinsid Stones as a family home since the 1960s, and being only the second owners, Swinsid Stones offers amazing flexible space (over 400 sq.m), superb views, a high level of privacy and, being surrounded by fabulous open countryside, direct access to the Lakeland fells and the beautiful Aira Falls.

Set in a total area of 2.5 acres of garden, paddock, and woodland leading down to the beck, there is opportunity to enjoy the seclusion and peace of the Lake District, while only being a couple of hundred yards from the desirable village of Dockray and the busy Royal Hotel.

Whilst the property is a comfortable traditional home in this fabulous location and benefits from modern Oil Central Heating, Double Glazing, Photovoltaic system (phase 2) with 12 years of FiT payments to run and two hot water Solar Panels, Swinsid Stones would benefit further from some general cosmetic updates to create a truly wonderful Lakeland home of quality and distinction.

### **Location**

From Penrith, head West on the A66 until you reach Troutbeck. Turn left onto the A5091, signposted to Dockray and Ullswater. On reaching Dockray turn left on to a track opposite the Royal Hotel and after a red post box next to Dockray House. Follow this track and the entrance to Swinsid Stones is on the right.

What3Words: [overheard.mailer.household](#)

### **Amenties**

Dockray is ideally positioned for access to the Lakeland fells and Ullswater. The Royal Hotel is a popular pub, and there is an active community centred on the Matterdale Community Association. Other facilities can be found in Glenridding (4 miles), Greystoke (7 miles) and Penruddock (5.6 miles).

Dockray is equidistant to both Penrith and Keswick (approximately 12 miles) where main facilities can be found. Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: primary and secondary schools with school transport available, 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities. Keswick also offers a full range of facilities.

### **Services**

The heating is oil and mains electricity and water are connected to the property.

Drainage to a private septic tank and a new water treatment plant is in progress.

Internet connection has a download speed of around 73 Mb/s and an upload speed of around 16 Mb/s.

### **Tenure**

The property is freehold and the council tax is band G

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## Entrance

Via an open porch and through a solid wood panel door to the;

## Vestibule

With a tiled floor, a double glazed multi pane window to the side and a multi pane glazed door to the;

## Hall 13'10 x 16'10 (4.22m x 5.13m)

The original 1930's dog-leg stair case with wooden banister and spindles rises to the first floor. There is wooden panelling below with a door to the cloakroom. There is ornate plaster coving to the ceiling, a picture rail around and a double radiator. Solid wood panel doors lead off.



## Living Room 24'9 x 14'11 (7.54m x 4.55m)

A multi fuel stove is set in a simple inglenook with a slate tiled hearth and having a large arched recess to each side. There is a picture rail around, the floor is solid wood and there is a single radiator and a double radiator. Multi pane double glazed windows, with window seats, face to two sides with views to the gardens and the Ullswater fells beyond. There is a TV point and multi pane glazed double doors to the;



### **Garden Room**

Being glazed to three sides with a slate tiled floor and a part glazed door leading outside.



### **Dining Room 17'7 x 16'11 inc bay (5.36m x 5.16m inc bay)**

Having a wooden floor and a multi fuel cast iron stove set in a simple inglenook with a slate hearth. A large box bay window with window seats, gives a fabulous view over the garden to the Ullswater fells. There is ornate plaster coving to the ceiling, a picture rail around, a TV point and a double radiator.



### **Kitchen 11'1 x 13'1 (3.38m x 3.99m)**

Fitted with a range of wood fronted units and a chipped stone effect worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a space for a slot in electric cooker with cooker hood above, plumbing for a washing machine & dishwasher and space for fridge freezer. To one side is an original recessed pantry cupboard with sliding multi pane glazed doors having shelved cupboards below. Double glazed windows face to two sides, a part glazed wood door leads outside and a broad opening leads through to the;



### **Breakfast Room 13'4 x 13'1 (4.06m x 3.99m)**

An oil flame effect cast iron stove is set in a large inglenook fireplace with a tiled hearth and wooden mantel. To one side of the fireplace is an original, full height recessed cupboard. The floor is ceramic tiled, one wall is pine panelled and multi pane double glazed windows face to two sides overlooking the garden to Aira Beck and the Ullswater fells beyond. There is a double radiator and a pine panel door leading outside.



### **Cloakroom**

Fitted with WC, an extractor fan and having tiled flooring, wood panel walls and window to the side.

### **First Floor- Landing 9' x 16'9 (2.74m x 5.11m)**

To the half landing is a multi pane double glazed window and telephone point.

The main landing is galleried with wooden banister and spindles around the stairwell. There is ornate plaster coving to the ceiling, a picture rail around, a double radiator and a multi pane double glazed window. An open archway leads to bedroom three, the bathroom and toilet. The floor is solid wood planks and a door gives access to a large walk in airing cupboard housing the pressurised hot water tank and shelves.



### **Bedroom One 15'4 x 14'11 (4.67m x 4.55m)**

Multi pane double glazed windows with window seats face to two sides with views across the garden to the surrounding farmland and the Ullswater fells beyond. There is a feature fireplace with original wood mantel, a picture rail around and a double radiator.



**Bedroom Two 17'8 incl bay x 15'9 (5.38m incl bay x 4.80m)**

Having a large box bay multi pane double glazed window with views over the garden to the surrounding farmland and the Ullswater fells beyond. There is original wood planked floor, a feature fireplace with original wood mantel, a picture rail around and two heated towel rails. A recessed wardrobe provides hanging and shelving space.



**Bedroom Three 13'2 x 13'1 (4.01m x 3.99m)**

Multi pane double glazed windows, with window seats face to two sides with views across the garden to the surrounding farmland and Ullswater fells beyond. There is original wood floorboards and a picture rail around. To one corner is a wash basin with tiled splashback, a radiator and a chrome heated towel rail. There is a door (currently unused) connecting bedrooms two and three.



**Bathroom 7'7 x 8'8 (2.31m x 2.64m)**

Fitted with a cast bath, a wash basin and a shower enclosure, tiled to two sides with a mains fed shower. The walls are part tiled and a multi pane double glazed window faces to one side. There is a chrome heated towel rail, a single radiator and a wall mounted electric bar heater. To one wall is pine panelling with with a mirror and drawers.



### Separate WC

Fitted with a toilet and a multi pane double glazed window to one side. The walls are part tiled.

A door from the landing opens to a lobby area with stairs to the attic room and a door to;

### Bedroom Four/Study 9' x 7'6 (2.74m x 2.29m)

Having a multi pane double glazed window, with window seat overlooking the garden to the fells beyond. There is the original wood floorboards, a single radiator and a recessed store cupboard.



The stairs from the lobby rise into the into and open seating area with eaves storage, laminate flooring and a pine panelled ceiling. A door leads to :

### Bedroom Five 13'2 x 17'1 (4.01m x 5.21m)

The ceiling is pine panelled with four Velux windows. The floor is laminate and there is some exposed stonework, a single radiator and access to eaves storage.



### Cottage Apartment



### Entrance

Via an open porch with light and through a solid wood panel door to the;

### Hall

Stairs lead off with multi pane double glazed window to the half landing. There is a single radiator and a door to the;

**Inner Hall 6'8 x 12'8 (2.03m x 3.86m)**

With a wood panel door to the hobby room and an open doorway to a utility room.

**Hobby Room 7'9 x 16'10 (2.36m x 5.13m)**

Having two multi pane double glazed windows, a single radiator, coved ceiling and a recessed shelved storage cupboard.

**Utility Room 17'10 x 13'7 (5.44m x 4.14m)**

Fitted with cream fronted units and a grey worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. A multi pane double glazed window faces to one side and a part glazed door leads outside. There is plumbing for a washing machine and space for a fridge freezer. To one corner is the oil fired condensing boiler providing the hot water and central heating for the cottage apartment. A door leads to the;

**Shower Room**

Fitted with a toilet, wash hand basin and a recessed shower enclosure, tiled to three sides and having a mains shower. The walls are part tiled and there is an extractor fan.

**First Floor-Landing 12'8 x 15'8 (3.86m x 4.78m)**

Having a multi pane double glazed window, two single radiators and a natural wooden banister and spindles around the stairwell. Three multi pane glazed doors provide a degree of natural light and lead off.

There is laddered access to a boarded and shelved storage area with re-circulating ventilation system.

The apartment has an independent solar thermal system.



### **Living Room 17' x 22'1 (5.18m x 6.73m)**

Multi pane double glazed windows face to the side with views across the garden and multi pane double glazed patio doors lead out to an elevated paved seating area and large patio. The ceiling is coved and there is a TV point and two single radiators.



### **Kitchen 13' x 8'4 (3.96m x 2.54m)**

Fitted with cream fronted units and a marble effect work surface incorporating a stainless steel sink, mixer tap and tiled splashback. There is space for a slot in cooker with cooker hood above, plumbing for a washing machine and space for a fridge freezer. The ceiling is coved and there is a multi pane double glazed window and part glazed door leading outside with views to the north, including Mell Fell.



### **Bedroom 17' x 12'1 (5.18m x 3.68m)**

Having multi pane double glazed windows to two sides, with views of Gowbarrow. The ceiling is coved and there is a single radiator and two wall light points.



### **Bathroom 6'7 x 7'3 (2.01m x 2.21m)**

Having a claw foot, enamelled bath with mixer hand set shower taps and a wash basin set in a vanity unit with cupboards below. The walls are part tiled and there is a single radiator and a multi pane double glazed window.



### **Shower Room**

Fitted with a toilet, a wash hand basin and a shower enclosure, tiled to three sides with mains shower. There is a single radiator and shaver socket.



Doors from the apartment landing and the landing in the main house open into a connecting room above the driveway, known to the current owners as the bridge.

### **Bridge**

Currently used as a gym, there are wood panel doors, both fitted with locks to enable the room to be securely separated from either the main house or the cottage apartment. There is coving to the ceiling and a recessed wardrobe with sliding mirror doors.

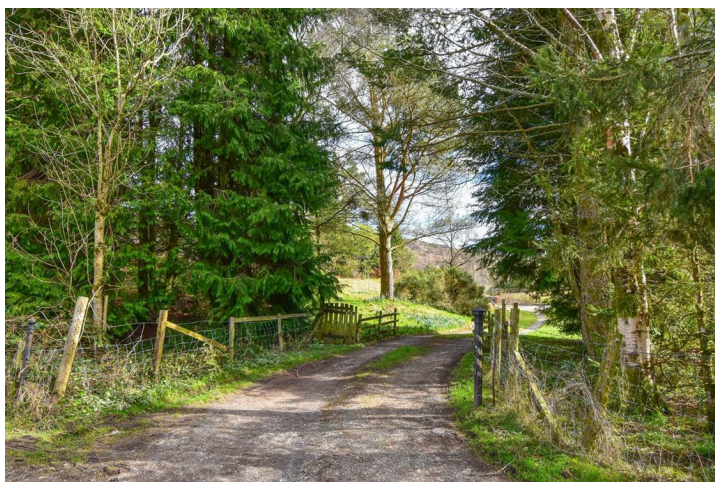


## Outside

Swinsid Stones is set in approximately 2.5 acres in the heart of the Lake District National Park, set above Ullswater and surrounded by breath-taking and peaceful scenery.



Access to Swinsid Stones is along a shared unmade drive and over a cattle grid to a private track to a gravelled parking area.



The driveway continues to an open "coach arch" between the house and the annex to a further parking area with access to stone shed and the;

**Double Garage 17'2 x 18'9 (5.23m x 5.72m)**

The main garden area is to the South and South East of the house and is largely cultivated as natural fellside garden with a mix of broadleaf and conifer trees around with a heather rockery and a stone flagged terrace adjacent to the house.

There is a range of greenhouses, sheds and wood store.



By the living room of the annex there is a further paved terrace which also enjoys the superb open outlooks.

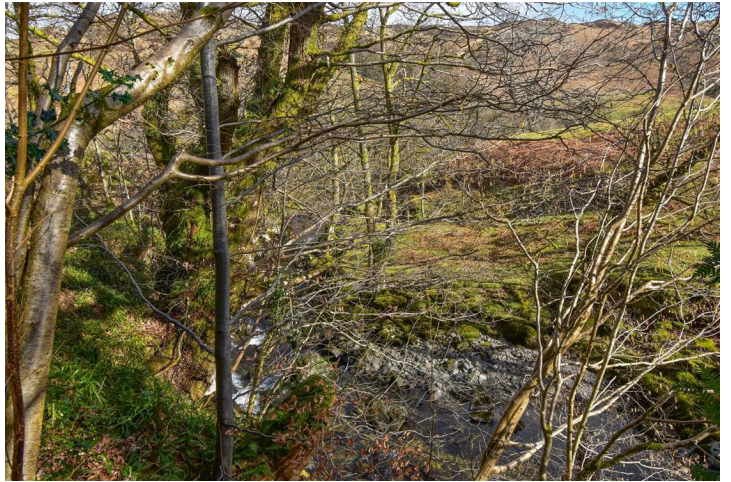


To the west and east of the drive there is a paddock area, interspersed with shrubs and small trees and a range of bushes and fruit trees.





Around the southern boundary of the grounds there is a wooded bank leading down to Aira Beck



### **Referral Fees**

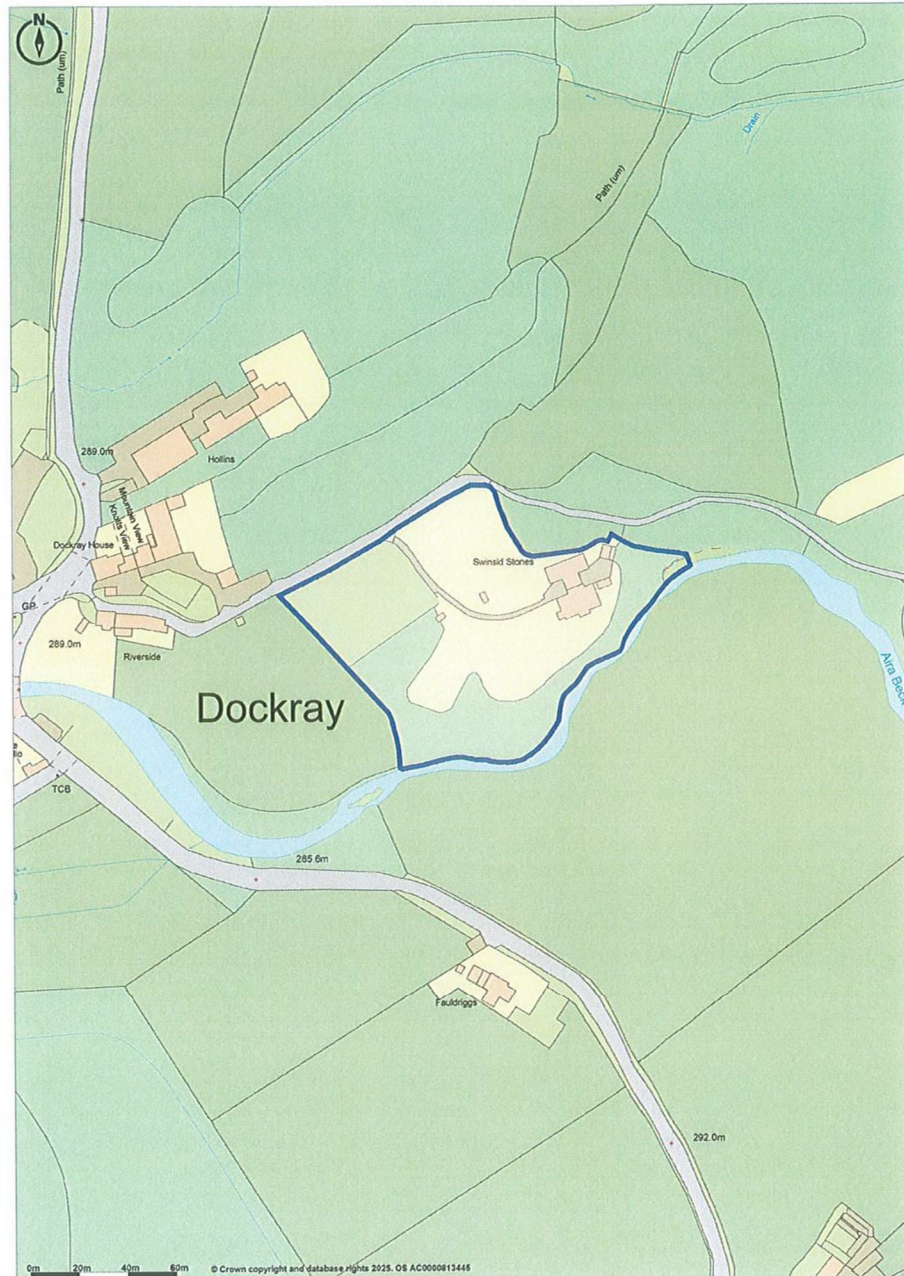
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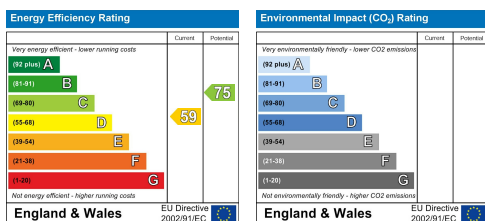


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