

AUTERSTONE COTTAGE HOWTOWN, PENRITH CA10 2NA



AUTERSTONE COTTAGE HOWTOWN, PENRITH CA10 2ND

A unique opportunity to acquire a 17th Century traditional stone built Lake District 4 bedroom detached house on an elevated private site. The property benefits from outstanding views over Lake Ullswater and the Lake District Fells along with a detached stone barn and 30.31 acres (12.27ha) of grazing land and native woodland.

Nestled on the tranquil eastern shores of Ullswater, Autersone Cottage is a rare and enchanting lakeside retreat set in the heart of the Lake District National Park. With direct frontage onto one of England's most picturesque lakes, this charming stone-built cottage offers a unique blend of seclusion, natural beauty, and timeless character. Surrounded by rolling fellsides and ancient woodland, and accessible via a peaceful country lane, perfect as a private sanctuary, holiday home, or a once-in-a-lifetime lifestyle opportunity.

The property currently operated as a self catering holiday unit and is rumored to have been the inspiration for the cottage featured in the movie "Withnail and I" following the Director, Bruce Richardson, having stayed at the property during 1970.

The property offers an idyllic rural retreat and is accessed by a track leading from the public highway and does require some modernisation, but benefits from double glazing and heating by way of night storage heaters.

The detached stone barn may be suitable for residential conversion, subject to the relevant consents.

The land comprises 19.85 acres of grazing land along with 10.46 acres of native woodland with the benefit of natural water supplies.

FOR SALE AS A WHOLE
GUIDE PRICE AS A WHOLE: £1,375,000

If desired and available by separate negotiation the Sellers would consider a sale of further land including frontage onto Lake Ullswater, extending in total to 7.83 acres (3.17ha).



LOCATION & DIRECTIONS

Auterstone Cottage is located on an elevated site overlooking Lake Ullswater and the Lake District Fells. The popular village of Pooley Bridge is located 3 miles to the North East. Penrith and Junction 40 of the M6 lie 8.5 miles to the North East and Keswick is 19 miles to the West.

Pooley Bridge offers a host of local amenities including shops, post office, restaurants and public houses.

From Junction 40 of the M6 take the A66 heading West, at the roundabout at Rheged take the A592 signposted Ullswater, continue for 3.6 miles then turn left onto the B5320 signposted Pooley Bridge. Continue into Pooley Bridge, at the roundabout take the second exit onto High Street, then take the first road on your right signposted Howtown/Martindale, continue for 2.6 miles and the entrance to the track leading to the cottage is on your left hand side.

From Keswick and the West take the A6 heading East. Turn right signposted Dacre and continue through the village of Dacre, then turn left onto the A592 and follow the directions above.

WHAT3WORDS

<https://what3words.com/minus.remarried.vanish>

RESIDENTIAL ACCOMMODATION

A traditional stone built farmhouse with slate roof covering benefitting from double glazing to most windows and heating by way of night storage heaters.

GROUND FLOOR

Entrance Hall

Timber door, ceiling light fitting, timber double glazed window, coat hooks.

Dining Kitchen

4.27m x 2.47m. Fitted base and wall units, integrated electric oven and hob with extractor above, 1½ bowl sink unit, built in refrigerator, timber double glazed windows to two elevations, large Velux roof light, night storage heater, fluorescent light fitting, linoleum floor covering.



Living Room

4.63m x 5.30m. Sandstone hearth (electric stove shown in photo will be removed), two timber double glazed windows, exposed beams, wall light fittings and spotlight fitting, night storage heater.

Pantry

2.13m x 1.75m. Flagged floor, stone sconces, electric fuseboards, timber single glazed window, ceiling light fitting.

Bathroom

2.08m x 1.40m. Bath, wash hand basin, built in airing cupboard with hot water cylinder, linoleum floor covering, ceiling light fitting, timber double glazed window, heated towel rail.

Separate WC

WC, metal single glazed window, ceiling light fitting, linoleum floor covering.

External Store

4.76m x 3.20m. Cobbled floor, plumbing for automatic washing machine, ceiling light fitting.

FIRST FLOOR

Bedroom 1

4.86m x 3.22m. Double bedroom with timber double glazed windows to two elevations, two night storage heaters, ceiling light fitting, loft access hatch.

Bedroom 2

3.09m x 2.48m max. Single bedroom with timber single glazed window, night storage heater, built in cupboard, ceiling light fitting, timber partition wall, loft access hatch.

Bedroom 3

4.63m x 2.47m. Double/Twin bedroom with timber double glazed window, built in cupboard, night storage heater, ceiling light fitting, timber partition walls.

Bedroom 4

4.65m x 2.44m. Double/Twin bedroom with timber double glazed windows to two elevations, night storage heater, ceiling light fitting.



DETACHED STONE BARN

Traditional stone barn with slate roof covering, timber pedestrian door to gable elevation and double timber doors to front elevation.

Room 1

5.46m x 4.56m. Lofted above, concrete floor, fluorescent light fittings.

Main Barn

11.02m x 4.56m. Earth floor, fluorescent light fittings.

COUNCIL TAX

As Auterstone Cottage is operated as a self catering holiday let, it is not currently scheduled for council tax purposes, as it has been rated for business rates purposes, along with three other cottages owned by our clients. The Buyer will be responsible for registering the property for Council Tax purposes if to be used as a private residence.

ENERGY PERFORMANCE CERTIFICATE

Auterstone Cottage has a rating of Band F.

SERVICES

The property benefits from mains and natural spring water and electricity. Domestic drainage is to a septic tank.

Please note no formal investigation has been carried out as to the operation of the septic tank, this may not meet the current General Binding Rules 2020 and the property is being sold on this basis. Buyers are advised to discuss this with lenders prior to making an offer as no works in respect of the septic tank will be undertaken by the Seller.

MATERIAL INFORMATION

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds: [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)



THE LAND

The land is shown edged red on the attached plan and extends in total to 30.31 acres (12.27ha), of which 19.85 acres is grazing land with the remaining 10.46 acres being native woodland.

Boundaries are a mixture of stone walls and post & wire fences. The land benefits from natural spring water. A public footpath crosses Field No 1.

Field No	Field Parcel	Area (ha)	Area (ac)	Description
1	NY4521 6516	0.79	1.96	Grazing Land
2	NY4521 6427	2.65	6.55	Grazing Land
3	NY4521 5437	2.31	5.70	Grazing Land
4	NY4521 6946	1.54	3.79	Grazing Land
5	NY4521 8046	0.75	1.85	Grazing Land
6	NY4521 8841	1.31	3.23	Woodland
7	NY4521 7734	2.48	6.13	Woodland
8	NY4521 8127	0.28	0.69	Woodland
9	NY4521 7324	0.16	0.40	Woodland
		12.27	30.31	

ADDITIONAL LAND

The land edged blue on the attached plan is available by separate negotiation and is detailed in the table below.

Field No	Field Parcel	Area (ha)	Area (ac)	Description
A	NY4521 5437	1.36	3.36	Grazing Land
B	NY4521 3831	0.13	0.31	Woodland
C	NY4521 4851	1.62	4.01	Grazing Land
D	NY4521 3846	0.06	0.15	Lake Frontage
		3.17	7.83	



NITRATE VULNERABLE ZONE

The land is not located within a Nitrate Vulnerable Zone.

ENVIRONMENTAL SCHEMES

The land is not entered into any Environmental Stewardship Schemes.

SFI AGREEMENT

Some of the field parcels are subject to a Sustainable Farming Incentive Agreement which ends 31st March 2027. DEFRA do not allow the Agreements to be split and transferred and therefore the subject land will be removed from the Agreement on completion of the sale.

PUBLIC RIGHTS OF WAY

A public footpath crosses through Field No's 1 and 2, through the garden area to the front of the cottage and over the access track leading to the public highway. A Bridleway runs along the Southern boundary of Field No's 1 and 8.

VIEWING

Viewings are strictly by appointment only, please contact us on 07525 433720.

TENURE

The property is being sold Freehold with Vacant Possession on completion.

LEGAL

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, world heritage sites, sites of special scientific interest etc) whether public or private and whether constituted in the title deeds or not. The Buyer(s) will be held to have satisfied themselves as to the nature of such burdens. The Sellers' solicitor is Emma Blamire at Cartmell Shepherd, Rosehill Carlisle.

MONEY LAUNDERING REGULATIONS

Buyers should be aware we are legally required to undertake checks in connection with Money Laundering Regulations All Buyers must provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill (no older than 3 months).

NOTICE

- The particulars are set out as a general outline only for the guidance of intending Buyers or Tenants and do not form any part of, an offer or contract
- All descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them

- Employees of the agent do not has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by the Agent or the Seller.
- The making of any offer for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- Where any reference is made to potential uses or planning, such information is given in good faith. Prospective Purchasers should make their own enquiries into such matters.
- The Seller reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- The Seller does not bind themselves to accept the highest or any offer.
- These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

PARTICULARS PREPARED: JULY 2025

FLOOR PLAN



