

# Rumneymead Harbour

Pooley Bridge, Penrith, Cumbria



On the shores of Ullswater, Lake District National Park

## **TO LET** **BOATHOUSE & MOORING**

*Pooley Bridge 2 miles, M6 motorway 6½ miles, Penrith 7 miles*

**Exclusive use of BOATHOUSE, STORAGE BUILDING & SINGLE MOORING  
within an attractive harbour setting on the shores of Ullswater**

The letting of Rumneymead Boathouse is a unique opportunity to enjoy exclusive use of a spacious boathouse and single mooring on Ullswater.

Agricultural Hall, Skirsgill,  
Penrith, Cumbria CA11 0DN

T: 01768 866611 F: 01768 895532

E: landagency@penrithfarmers.co.uk

### Introduction

The letting of Rumneymead Boathouse is a unique opportunity to enjoy exclusive use of a spacious boathouse and single mooring on Ullswater. In addition, there is a separate timber sectional building for storage of equipment.

The boathouse itself can be used as a base from which to enjoy the Lake and surrounding area, although it does not have planning consent for overnight use. Rumneymead Harbour is a small, privately owned harbour with moorings for 10 boats. The remainder of the moorings are let on a seasonal basis and they do not include any usage of the boathouse.

### Directions

Rumneymead Harbour is situated approximately 1 mile west of Pooley Bridge along the A592. It is located just before you reach Brackenrigg Hill.

Directions when approaching from the main A66 are as follows: take the junction signed A592 (Ullswater & Glenridding) and proceed along this road for approximately 5 miles until you reach the junction with the B5320. At this junction, turn right and follow the signs for Glenridding. The harbour lies on your left after approximately ½ mile – directly opposite the drive leading to Bellgrove.

Visibility is poor and care should be taken when accessing the property.

The harbour itself is set back from the A592 and is accessed via a short section of track, directly off the road. There is a small unmade shared parking area for vehicles.

Please also refer to the location plan.

### Description

The boathouse measures 8.1m x 5.8m internally. It comprises of a day room with open fireplace. There is a glazed door with two side windows together with a further two glazed doors overlooking a small balcony – all with fitted shutters. There are no services to the property.

In addition, there is a new timber sectional building measuring 33' x 12'. It is the one situated nearest the boathouse.

### GENERAL REMARKS

#### Method of Let

The property is to be offered to let. A rental guide of £500 per calendar month is provided to include use of the mooring and sectional building. The term is negotiable.

Standard Terms for the lease will apply which is to be to be on a full repairing and insuring basis.

### Viewing & Further Information

Viewing may be undertaken by prior arrangement with the letting agents. Keys are available and interested parties should contact PFK Land Agency for details.

Please contact Richard Parker or Jo Edwards by telephone on 01768 866611 or e-mail: richardparker@penrithfarmers.co.uk joedwards@penrithfarmers.co.uk if you require any further information.



### IMPORTANT NOTICE

Penrith Farmers' & Kidd's Plc for themselves and for the Vendor(s) or Lessor(s) of the property described in these particulars, whose agents they are, give notice that:

- (i) these particulars are produced in good faith as a general outline only and do not constitute all or any part of a contract;
- (ii) no person in the employment of Penrith Farmers' & Kidd's Plc has any authority to make or give any representation or warranty whatever in relation to this property;
- (iii) it is the responsibility of any prospective purchaser or lessee to satisfy himself as to the accuracy of any information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries;
- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair and reliable view of the property. If you have any particular points of interest in the property or if there are points on which you require any further information or verification, Penrith Farmers' & Kidd's Plc will endeavour to provide such information although you should note that descriptions are subjective and are given as an opinion and not as a statement of fact.

Registered Number: 10553 in England  
Registered Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN  
Telephone (01768) 862323