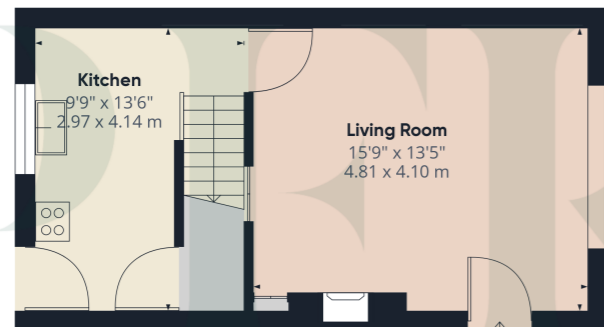
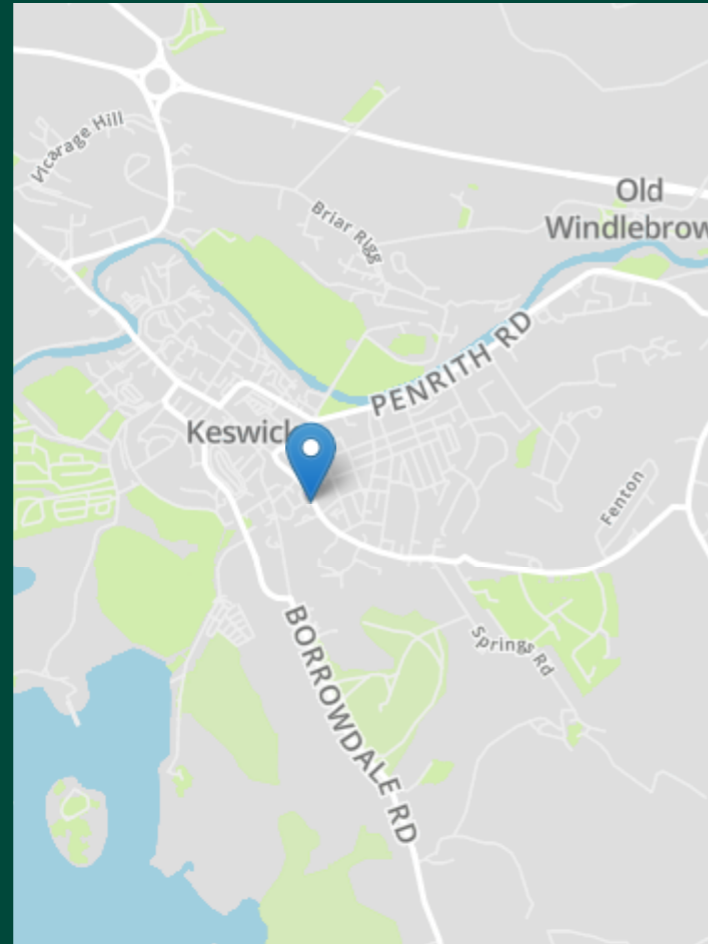
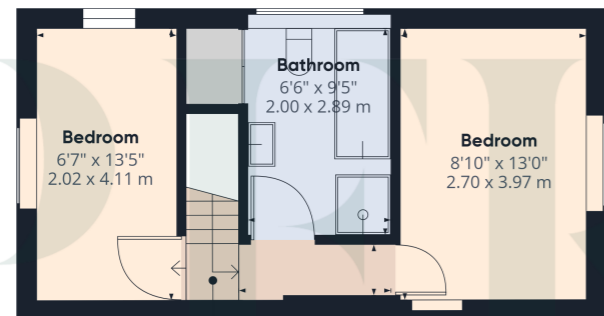


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area*
656.17 ft²
60.96 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Strawberry Cottage, 52 St Johns Street, Keswick, Cumbria, CA12 5AB

- Luxury holiday let
- Lakeland fell views
- Council Tax band: Business rates
- Two bedrooms
- No onward chain
- EPC rating E
- Town centre
- Tenure: freehold

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



017687 74546



keswick@pfk.co.uk



www.pfk.co.uk

LOCATION

Located in one of the most desirable streets of Keswick and enjoying an elevated site, in an enviable position with stunning views over the town and surrounding lakes and fells. The property is just a short, relatively flat walk from the town centre with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

PROPERTY DESCRIPTION

Strawberry Cottage, 52 St John's Street is a beautifully appointed and characterful Lakeland stone, end terraced cottage that was originally part of St. John's School (circa 1840). The property boasts delightful views across neighbouring rooftops and gardens to the surrounding fells of Blencathra and Skiddaw. Sympathetically modernised for comfortable living, the cottage has diamond glazed windows throughout and feature fireplace in the sitting/dining room, with gas fire log burner. It is currently utilised as a luxury holiday let. Briefly the accommodation comprises a spacious sitting/dining room leading into a well equipped fitted kitchen, two double bedrooms and a contemporary bathroom with whirlpool bath, separate shower and underfloor heating. Outside is a small, sunny, enclosed yard with planting, seating area and 2 useful storage sheds. Conveniently located in this sought after part of Keswick town centre.

ACCOMMODATION

Living Room

4.81m x 4.10m (15' 9" x 13' 5") Feature diamond pane window to front aspect with window seat, feature fireplace with gas stove, with feature gas fired log burner, wooden surround and stone hearth, fitted cupboards and a radiator.

Kitchen

2.97m x 4.14m (9' 9" x 13' 7") Stairs to first floor landing, radiator, a range of matching wall and base units, complementary wooden worktop, window to rear aspect over looking the courtyard, ceramic sink and drainer with stainless steel mixer tap, oven with electric hob and extractor over, integrated slimline dishwasher, integrated washer/dryer, fitted storage cupboard with shelving and door to rear courtyard.

FIRST FLOOR

Landing

2.09m x 0.78m (6' 10" x 2' 7") Velux window and radiator.

Bedroom 1

2.70m x 3.97m (8' 10" x 13' 0") Window to front aspect with views over the rooftops towards the Lakeland fells, window seat, feature cast iron fireplace and a radiator.

Bathroom

2.00m x 2.89m (6' 7" x 9' 6") Contemporary bathroom with window to side aspect, oval whirlpool freestanding bath, shower cubicle with mains shower, wash hand basin, WC, heated towel rail, fitted cupboard housing the boiler and underfloor heating.

Bedroom 2

2.02m x 4.11m (6' 8" x 13' 6") Dual aspect windows to rear and side, under rear window shelving and a radiator.

Externally

A pleasant south-west facing paved yard with high Lakeland stone rear wall, small flower bed and brick built outhouse. Currently enclosed via a timber side gate leading to the side lane.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating throughout. Sky TV connected, digital aerial and high speed internet connection. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From the office head right on to St Johns Street. Strawberry Cottage, 52 St Johns Street is just after the cinema on the right hand side of the road, meeting the corner of High Street.

