

PFK

Carlside, Underskiddaw, Keswick, Cumbria CA12 4PZ

Guide Price: £695,000





LOCATION

Situated around 3 miles from Keswick town centre and approximately half a mile from Millbeck, at the foot of Skiddaw with breathtaking views towards Lake Derwentwater, the northern fells and towards Borrowdale. Keswick is a bustling market town with a good range of amenities including a variety of shops, hotels, restaurants, pubs and other tourist related businesses and facilities, good schools (both primary and secondary), together with the renowned Theatre by the Lake. Only a short distance from the A66 to Cockermouth and Penrith and the A591 towards Carlisle. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

The property is situated on a substantial, elevated plot facing approximately south on the lower slopes of Carlside. The property enjoys breathtaking, panoramic views from an elevated position, surrounded by mature garden creating a good degree of privacy. Access to the property from the main road is only possible on foot via a pathway through the woodland, there is currently no vehicular access up the slope to the property, a detached timber framed garage is located just off the main access road.

ACCOMMODATION

Entrance

Side access into:

Sunroom

3.39m x 3.26m (11' 1" x 10' 8") Doors to either side, large picture window to front aspect with breathtaking views of the Lakeland Fells.

Hallway

3.29m x 5.15m (10' 10" x 16' 11") Dual aspect windows to front and rear, feature fireplace with brick surround, door to rear, stairs to first floor, understairs cupboard housing the electric meter and door to rear.

Living Room

5.16m x 3.66m (16' 11" x 12' 0") Dual aspect windows to side and front with views towards the Lakeland Fells, feature electric fireplace and a radiator.

Kitchen

2.74m x 3.65m (9' 0" x 12' 0") Window to side aspect, matching base units, oven, space for washing machine and tumble dryer, stainless steel sink and drainer with mixer tap, door to rear, feature fireplace with open fire, space for a fridge and a radiator.

FIRST FLOOR

Half Landing

0.90m x 0.83m (2' 11" x 2' 9") Window to rear aspect.

Bathroom

1.82m x 1.67m (6' 0" x 5' 6") Window to rear aspect, bath, wash hand basin and a radiator.

Landing

6.97m x 0.80m (22' 10" x 2' 7") Window to rear aspect.

WC

1.38m x 0.81m (4' 6" x 2' 8") Window to rear aspect and a WC

Bedroom 1

2.69m x 2.71m (8' 10" x 8' 11") Window to side aspect, shower cubicle with electric shower and feature cast iron fireplace.

Bedroom 2

3.13m x 4.30m (10' 3" x 14' 1") Dual aspect to front and side with wonderful views of the Lakeland Fells and across to Derwentwater, fitted cupboard, feature cast iron fireplace and a radiator.

Bedroom 3

1.98m x 2.75m (6' 6" x 9' 0") Window to front aspect and a loft hatch.

Bedroom 4

3.89m x 3.66m (12' 9" x 12' 0") Dual aspect to front and side with wonderful views of the Lakeland Fells and across to Derwentwater, fitted cupboard, feature cast iron fireplace with mantle above and a radiator.

EXTERNALLY

Garden and Grounds

The property sits in an extensive mature garden with a mixture of large trees, shrubs and a flat lawn area to the front. To the rear is a large lawn with stunning panoramic views and mature border. Adjoining the house at the rear is a large shed/workshop and useful outhouse. Currently the property is accessed via a pathway that leads up through the woodland and there is no vehicular access from the main road. There is a detached timber framed garage located just off the main access roadway.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC

The tenure is freehold.
The EPC rating is G.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. 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: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. Company RentGuarantor Ltd (guarantor service provider) – 7.5% of the revenue collected by them. 'Mark-Up Values' - PFK receive payment in respect of the following - inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water and septic drainage. LPG heating and partial double glazing installed. Telephone line installed subject to BT regulations. 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.

Council Tax: Band F

Viewing: Through our Keswick office, 017687 74546.

Directions: From the PFK office, head out of Keswick towards the A66 via High Hill. On reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle and continue on to the A591. Continue for approximately 2 miles, passing the turning on the right to Lyzzick Hall Hotel. Take the next sharp right up the hill that runs parallel with the A591, for approximately 0.5 miles until reaching a gate on the left hand side in the woodland, just after a house named Endymion House on the right hand side of the road.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G	2	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾
 1199.96 sq ft
 111.48 m²

Floor 0

Floor 1

(1) 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 PAS 3C standard.

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