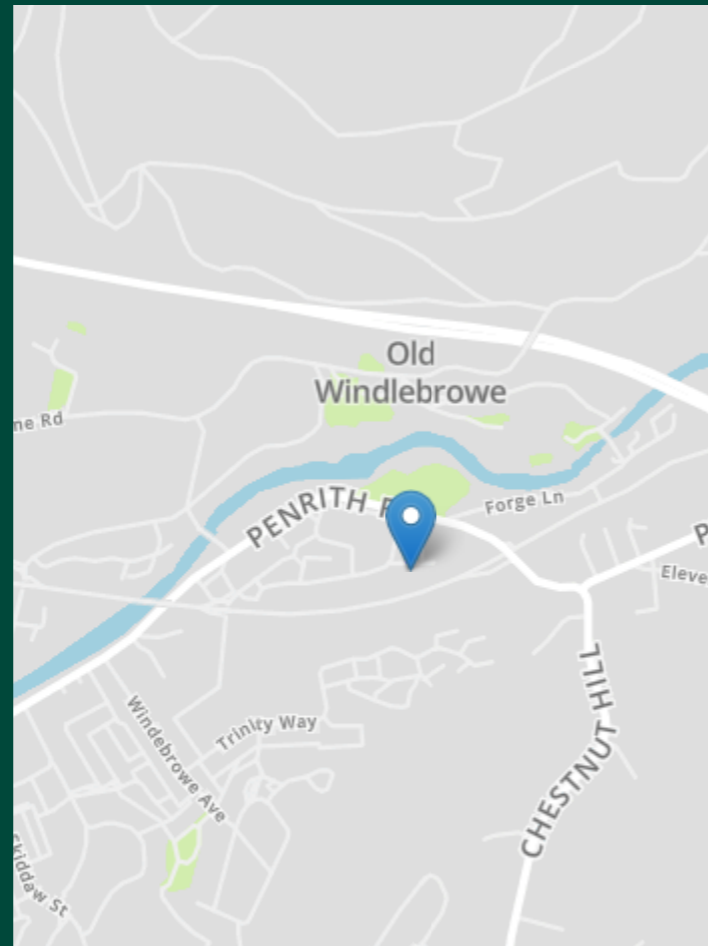


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Approximate total area*

1021.9 ft²
94.94 m²

Reduced headroom

3.03 ft²
0.28 m²

Floor 1

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



71 Latrigg Close, Keswick, Cumbria, CA12 4LF

- EPC rating D
- Planning permission for extension
- Council tax band C
- Freehold
- Local occupancy restriction
- Views of Latrigg

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;
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www.pfk.co.uk

LOCATION

A popular residential area within easy walking distance of Keswick town centre and set amongst some spectacular scenery with Latrigg to the front aspect and equally views towards Blencathra and Grisedale Pike. This property sits in a quiet cul-de-sac, located near to the local primary school and a short walk to the nearest garage/shop, benefitting from easy access onto the Keswick to Threlkeld pathway.

PROPERTY DESCRIPTION

A beautifully presented semi-detached, three bedroom property situated close to the town centre and with lovely views of Latrigg to the front aspect. The accommodation provides an entrance porch, hallway, sitting room, a modern kitchen/dining room with conservatory leading to the enclosed rear garden, utility with WC and doors to both front and rear, three bedrooms and a three piece bathroom suite. Recently, the property has been almost entirely renovated, including a total re-wire, a new boiler and heating system. The property, which is subject to a local occupancy clause, offers great potential having planning permission and plans for extended ground floor accommodation incorporating, utility, shower room and large sunroom. Planning reference number (7/2023/2239). Benefitting from ample off road parking.

GROUND FLOOR

Entrance Porch

1.53m x 0.92m (5' 0" x 3' 0")

Hallway

3.51m x 1.86m (11' 6" x 6' 1") Window to front aspect, stairs to first floor, radiator.

Living Room

3.99m x 3.73m (13' 1" x 12' 3") Bay window to front aspect with views of Latrigg, feature fireplace with wood burning stove, stone hearth and solid oak mantle and a radiator.

Kitchen/Dining Room

3.17m x 5.36m (10' 5" x 17' 7") Window to rear aspect, tiled splashback, range of matching wall and base units, complementary work surfacing, ceramic sink and drainer unit with mixer tap, oven, gas hob with extractor over, intergrated dishwasher, intergrated fridge and a radiator.

Conservatory/Sunroom

2.91m x 2.11m (9' 7" x 6' 11") With door to enclosed garden and electric radiator.

Utility/ Storage Room

1.77m x 2.82m (5' 10" x 9' 3") 4.57m x 0.85m (15' 0" x 2' 9") Doors to front and rear aspect, window to rear, wall mounted boiler,space for washing machine, space for a fridge freezer and a radiator.

WC

1.59m x 0.82m (5' 3" x 2' 8") With wash hand basin

FIRST FLOOR

Landing

2.46m x 1.88m (8' 1" x 6' 2") Window to side aspect, loft hatch and a radiator

Bedroom 1

3.52m x 3.73m (11' 7" x 12' 3") Window to front aspect enjoying lovely views of Latrigg, fitted wardrobes and a radiator

Bedroom 2

3.18m x 3.21m (10' 5" x 10' 6") Window to rear aspect, double fitted wardrobes and a radiator.

Bedroom 3

2.42m x 2.40m (7' 11" x 7' 10") Window to side aspect, fitted cupboard and a radiator.

Bathroom

1.64m x 2.39m (5' 5" x 7' 10") Obscured window to rear aspect, bath with mains shower over, wash hand basin, WC and a heated towel rail.

EXTERNALLY

Garden and parking

To the front is a paved driveway providing off road parking for two vehicles, with shilled garden alongside interspersed with shrubs. To the rear is an enclosed south facing garden, predominantly laid to lawn with well placed seating areas to make the most of the sun throughout the day. Patio area adjoining the property, pergola to the back, useful wooden shed and mature planting, bordering the lawn. All enjoying pleasant views of Latrigg.

ADDITIONAL INFORMATION

Local Occupancy Clause

The restriction requires a purchaser to have had either worked in the locality defined for a minimum of 9 months or had their principle home within the locality for a minimum of three years. The locality is the Lake District National Park.

Referrals & 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; Pollard & Scott/Independent Mortgage Advisors – 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 electricity, gas, water and drainage. Gas central heating. Double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/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 our Keswick office head along Penrith Road passing the BP garage and Twa Dogs Public House. After approximately 150 yards take the right turning into Latrigg Close. Continue ahead and as the road bends to the right, the property is almost opposite straight ahead.

