

PFK

Borrowdale Cottage, 2 Peat Howe, Longthwaite, Keswick, Cumbria CA12 5XE

Guide Price: £925,000





LOCATION

The property is approx 8 miles south of Keswick on the B5289 road in the wonderful Borrowdale valley, at the east foot of the Honister Pass and to the south of Derwentwater. Keswick is a bustling market town situated in the Lake District National Park and Unesco World Heritage Site about 18 miles west of Penrith and junction 40 of the M6 Motorway via the A66.

PROPERTY DESCRIPTION

A wonderful property both style and substance; a deceptively spacious three bedroom semi detached cottage, tastefully restored by the current owners, this fabulous property is tucked away in a hamlet of cottages and enjoys incredible views of the surrounding Borrowdale Valley. Exposed brick feature walls, vaulted entrance hallway with oak and glass balustrade are impressive along with, doors opening onto the garden giving the open living space maximum light with this stunning, sympathetic extension. The accommodation is well proportioned and seamlessly blends character and charm with modern convenience. Externally there is a driveway, potential for a garage, a good sized garden from which to enjoy the outstanding views can be enjoyed. Currently used as a holiday let, but would be equally suitable as a wonderful permanent home, a rare combination to come to market, viewing highly recommended.

ACCOMMODATION

Entrance Hallway

5.12m x 1.44m (16' 10" x 4' 9") Window to front aspect set in alcove with stone sill and exposed wooden beams, stone flooring, oak stairs to first floor, two feature alcoves with exposed original stone, radiator and vaulted ceiling.

Inner Hallway

2.93m x 1.38m (9' 7" x 4' 6") Radiator, fitted storage cupboard, door to WC and exposed stone.

WC

1.52m x 1.33m (5' 0" x 4' 4") WC, wash hand basin set in vanity unit, radiator, tiled floor and half tiled walls.

OPEN PLAN LIVING AREA

Dining Area

5.38m x 4.47m (17' 8" x 14' 8") A large light space with bi-fold doors to the garden with stunning views across to the Borrowdale Valley, two radiators and double doors into the living room.

Kitchen

4.23m x 4.67m (13' 11" x 15' 4") Dual aspect room with windows to side and patio doors to the garden, a range of matching wall and base units, Quartz worktop and upstand, inset sink with mixer tap, Rangemaster cooker with extractor fan over, integrated dishwasher, integrated fridge freezer, two radiators, island unit with fitted cupboards and seating.

Utility Room

4.21m x 2.01m (13' 10" x 6' 7") Window to rear aspect, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, integrated wine cooler, space for washing machine, space for tumble dryer, integrated freezer and a radiator.

Living Room

4.40m x 4.44m (14' 5" x 14' 7") Accessed via folding oak doors, a light dual aspect room with windows to front and side, feature alcove with slate sill and a radiator.

FIRST FLOOR

Landing

1.82m x 2.59m (6' 0" x 8' 6") Vaulted ceiling, oak stairs with glass balustrade, feature exposed stone wall and a radiator.

Snug/Inner Hallway

3.46m x 3.10m (11' 4" x 10' 2") Velux window, exposed stone wall with mood lighting and a radiator. A cosy area, perfect for relaxing.

Bedroom 1

4.22m x 3.03m (13' 10" x 9' 11") A double bedroom with window to rear aspect, two Velux windows, built in storage cupboard, radiator and a feature alcove with exposed stone and spotlight.

En-Suite

2.42m x 1.70m (7' 11" x 5' 7") WC, wash hand basin with a mirrored cabinet above, bath with mains shower over, feature alcove, window to rear aspect, fully tiled walls and a heated towel rail.

Bedroom 2

4.84m x 3.09m (15' 11" x 10' 2") A spacious double bedroom with velux window, Juliet balcony with stunning views across the Borrowdale Valley and a radiator.

En-Suite

3.18m x 1.10m (10' 5" x 3' 7") WC, wash hand basin with mirrored cabinet above, shower cubicle with mains shower, feature alcove, heated towel rail and fully tiled walls.

Bedroom 3

4.96m x 3.30m (16' 3" x 10' 10") A double bedroom with dual aspect windows to the front and side with beautiful fell views and a radiator.

En-Suite

3.27m x 1.10m (10' 9" x 3' 7") Velux window, WC, wash hand basin with mirrored cabinet above, heated towel rail, shower cubicle with mains shower, feature alcove and fully tiled walls.

EXTERNALLY

Garden

To the front a paved area with wooden fencing and gate for access. The large side garden is enclosed by traditional slate stone wall, mainly laid to lawn with a raised patio area adjoining the property with double doors into the kitchen. Shillied area sits alongside the lawn for parking, having permission for a garage if required. In addition, across the public footpath and opposite the property, is an elevated embankment, which could be further utilised for sitting/dining out and enjoying the wonderful surrounding views.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

Drainage

We have been informed that drainage is via a new package treatment plant that was installed in 2021 and services Borrowdale Cottage only.

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; 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

Mains electricity & water; drainage is via a package treatment plant; oil-fired central heating, double glazing installed throughout; A data patch panel supplies cat 6 data to all the bedrooms for smart TV's, along with three ceiling mounted WI-FI discs hard wired provide strong coverage inside and out. 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 the office head on to St John's Street then right on to Derwent Street. At the end of the street with the George Fisher outdoor shop ahead of you, bear left on to Borrowdale Road. Upon reaching the roundabout, head straight over on to the B5289 passing Grange and Rosthwaite. The property is accessed via a lane on the right hand side of the road, opposite the turning for Stonethwaite, signposted for Youth Hostel. Borrowdale Cottage is a short distance along on the right hand side of that lane, before the hump back bridge through the wooden gate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1905.83 ft²
177.06 m²

Reduced headroom
15.6 ft²
1.45 m²





(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are for information only. Please refer to plan 15 for illustrative purposes only.

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