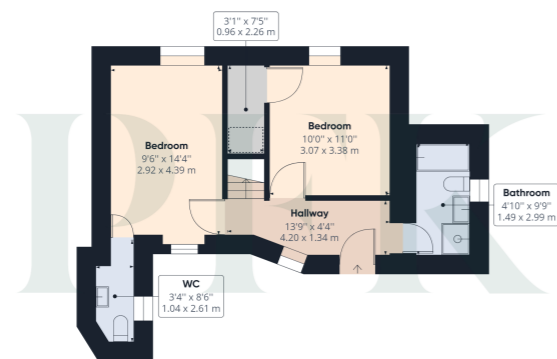
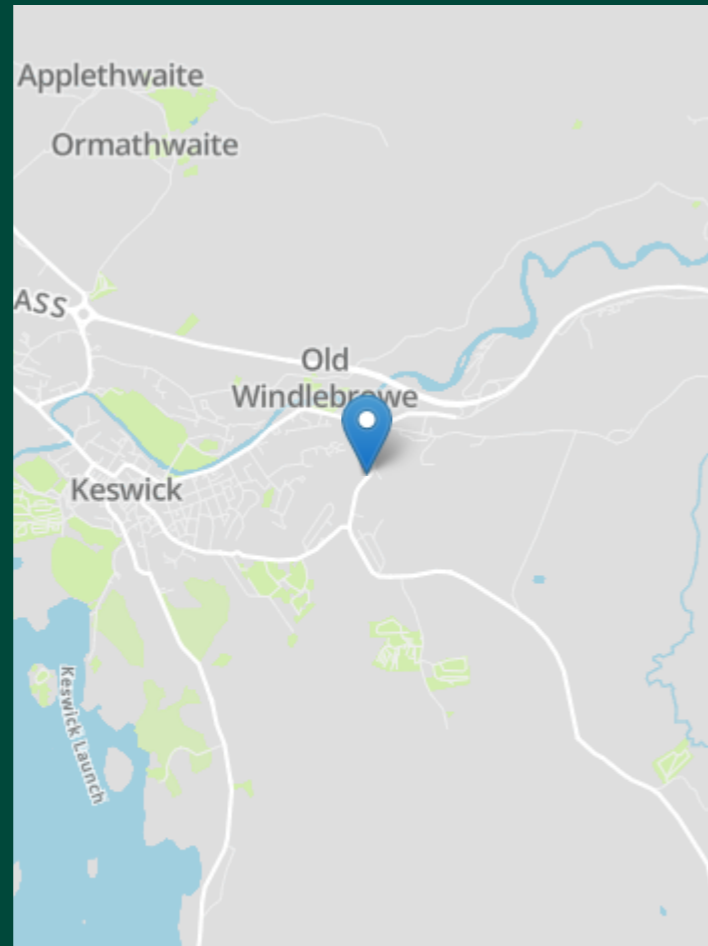


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**PFK**

Approximate total area<sup>(1)</sup>  
774.97 ft<sup>2</sup>  
72.00 m<sup>2</sup>

Reduced headroom  
6.38 ft<sup>2</sup>  
0.59 m<sup>2</sup>

(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



## The Cottage, Chestnut Hill, Keswick, Cumbria, CA12 4LS

- 2 bed letting cottage
- Wonderful views
- EPC rating E
- Parking for two cars
- Close to main town centre
- Tenure: freehold
- Enclosed garden
- Council tax - assessed for business use
- Parking for 2 cars

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



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www.pfc.co.uk

## LOCATION

Located close to the centre of Keswick in the heart of the Lake District National Park and conveniently positioned for access to the town's excellent amenities including quality restaurants and pubs, shops, cinema and the Theatre by The Lake. Close to the A591 giving easy access to the central and south lakes, and, for those wishing to commute, the A66 is also nearby for access to the M6 and Penrith mainline railway station (around 20 minutes' by car).

## PROPERTY DESCRIPTION

A lovely traditional cottage, modernised throughout and currently utilised as a successful holiday let. The property has off road parking to the side and an enclosed garden, with the backdrop of the dramatic Lakeland fells. A deceptive sized property with a spacious hallway, bathroom and two double bedrooms (one ensuite) to the ground floor with a lovely open plan living area to the first floor, enjoying breathtaking views, with a feature wood burning stove and a modern kitchen with dining table. All a short drive or walk from the main town centre.

## ACCOMMODATION

### Entrance Hallway

4.20m x 1.34m (13' 9" x 4' 5") Window to front aspect, tiled flooring and stairs to first floor

### Bathroom

1.49m x 2.99m (4' 11" x 9' 10") Obscured window to side aspect, shower cubicle with mains shower, pedestal wash hand basin with lighted mirror above, bath, WC, tiled flooring, panelled walls and a heated towel rail.

### Bedroom 1

3.07m x 3.38m (10' 1" x 11' 1") Window to rear aspect, large walk in cupboard with hanging rail, and a radiator.

### Bedroom 2

2.92m x 4.39m (9' 7" x 14' 5") Dual aspect windows to the front and rear and a radiator.

### En-suite

1.04m x 2.61m (3' 5" x 8' 7") Obscured window to side aspect, WC, pedestal wash hand basin with tiled splashback, tiled floor and a radiator.

## FIRST FLOOR

### Open -Plan Living Area

7.21m x 4.43m (23' 8" x 14' 6") Kitchen: Dual aspect windows to the front and side with fantastic Lakeland fell views, range of matching wall and base units, complementary work surfacing, tiled splashback, stainless steel sink and drainer with mixer tap, oven, gas hob with extractor over, slimline dishwasher, plumbing for washing machine, integrated fridge and freezer, feature window seat and a radiator. Sitting room: Triple aspect, feature fireplace housing wood burning stove with stone hearth and a radiator.

## EXTERNALLY

### Garden & Parking

To the side of the property is off road parking, steps lead down to the front of the property with a paved seating area. To the side, entered by a wooden gate, is an enclosed garden with a stone wall to the rear, wooden storage shed, gravelled for ease of maintenance and the perfect seating area for alfresco dining.

## ADDITIONAL INFORMATION

### Tenure and EPC

The tenure is freehold.  
The EPC rating is E.

### 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 2022 was £260.48; 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 and double glazing installed throughout. 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.

**Viewing:** Through our Keswick office, 017687 74546.

**Directions:** From PFK office on Station Street, turn right on to Penrith Road. Head through the town on the A591 following the road toward Chestnut Hill. Continue on this road then, the property is a short distance along on the right hand side as you head up the hill.

