



**PFK**

Approximate total area\*  
1081.21 ft<sup>2</sup>  
100.45 m<sup>2</sup>

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.

GIRAFFE360

## 23 Briar Rigg, Keswick, Cumbria, CA12 4NN

- Detached bungalow
- Wonderful Lakeland Fell views
- EPC TBC
- Currently holiday let
- Freehold
- Council Tax - Assessed for business rates

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## LOCATION

Situated within the Lake District National Park, Briar Rigg is a popular residential area within easy access of Keswick town centre and all local amenities including shops, cafes, restaurants, cinema, museum and the renowned Threatre by the Lake. 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

A well presented detached three bedroom bungalow on a good sized plot with wonderful dramatic Lakeland Fell views. Situated in a highly sought after peaceful residential cul-de-sac location. The property briefly comprises entrance hall, living room with fell views, modern fully fitted kitchen/diner, utility with WC and access into the garage, three double bedrooms and a wet room.

There is a single garage and driveway to the side. All within a short distance of Keswick town centre.

## ACCOMMODATION

### Entrance Hallway

1.14m x 1.86m (3' 9" x 6' 1") Accessed via uPVC double glazed door, loft hatch and a radiator.

### Living Room

3.54m x 4.37m (11' 7" x 14' 4") Window to the front aspect with stunning views of the Lakeland fells, radiator, fitted cupboard with shelves, feature fireplace with electric fire, stone hearth and wooden mantle.

### Kitchen/Dining Room

4.54m x 2.98m (14' 11" x 9' 9") Window to the rear aspect, a range of matching wall and base units, complementary worktop, tiled splashback, stainless steel sink and drainer with mixer tap, over, hob with extractor over, space for dishwasher, fridge, radiator and a fitted storage cupboard.

### Utility Room

2.58m x 4.27m (8' 6" x 14' 0") Two doors to the side, window to the rear aspect, space for a washing machine and freezer and door into garage.

### WC

Window to the rear aspect, WC and wash hand basin.

### Bedroom 1

4.14m x 3.00m (13' 7" x 9' 10") Window to the rear aspect, fitted double sliding wardrobes and a radiator.

### Bedroom 2

3.13m x 4.10m (10' 3" x 13' 5") Window to the front aspect and a radiator.

### Bedroom 3

2.47m x 3.11m (8' 1" x 10' 2") Window to the front aspect and a radiator.

### Wet Room

1.99m x 1.90m (6' 6" x 6' 3") Obscure window to the rear aspect, mains powered shower, wash hand basin, WC and a radiator.

## EXTERNALLY

### Parking and Gardens

The property sits in a substantial plot with fantastic fell views, the gardens wrap around the property and are mainly laid to lawn with mature tree and hedge borders. To the front of the property is a lawned area with a mature willow tree, shrubs and wildlife pond.

A driveway provides off road parking and leads to a single garage.

### Garage

2.77m x 4.83m (9' 1" x 15' 10") With up and over door, light and power.

## 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 : Naphthens 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 and 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, turn right onto the main road, head straight across onto Station Road, continue past Fitz Park and bear right onto Brundholme Road. Continue over the mini roundabout and the entrance onto Briar Rigg is the second turning on the left. Continue along this road and the property can be found in the cul-de-sac almost straight ahead on the right hand side.

