

PFK

Dalegarth House Guest House, Portinscale, Keswick, Cumbria CA12 5RQ

Guide Price: £1,475,000





LOCATION

Portinscale is a delightful village offering all of the Lake District charm and views. There is a strong sense of community in the village and it also has excellent facilities, for example a village hall, café/restaurant and marina. It is a short off road walk into Keswick, and Portinscale is set back from the A66. It is an easy commute to a number of surrounding villages and towns including Keswick, Cockermouth, Grasmere, Penrith and the M6. The West Coast mainline station at Penrith is a 25 minute drive away and has direct routes to Scotland and to London, which is just a 3 hour train journey away.

PROPERTY DESCRIPTION

Located in the centre of this renowned Lakeland village, commanding a prominent elevated position and retaining much of the original character. Dalegarth House Guesthouse is a handsome Edwardian property, offering a wonderful opportunity to purchase a detached spacious period home and business, set within delightful grounds (0.43 acres) and benefiting from 12 parking spaces and a double garage. The property has spacious and versatile accommodation, including a dining/breakfast room, guest lounge/bar, good sized kitchen and laundry room and 10 well appointed ensuite guest rooms. The owners' accommodation is a separate area, with a large sitting room enjoying the pleasant surrounding views, office, bathroom, two bedrooms and a third bedroom on the first floor.

The current owners have continued to care for the property during their ownership and as a result the property presents extremely well. This is an exceptional opportunity to purchase a picturesque residence in this sought after village location.

GUEST ACCOMMODATION

GROUND FLOOR

Entrance
4.68m x 3.02m (15' 4" x 9' 11")
The property is accessed via the front door leading into the entrance hallway.

Breakfast / Dining Room
10.38m x 3.95m (34' 1" x 13' 0")

Kitchen
4.81m x 6.45m (15' 9" x 21' 2")

Guest Lounge / Bar
4.11m x 9.12m (13' 6" x 29' 11")

Separate outside access leads to Guest Rooms 9 and 10

Guest Room 9
15.8m x 5.16m (51' 10" x 16' 11")
With en suite.

Guest room 10
14.8m x 5.16m (48' 7" x 16' 11")

FIRST FLOOR

First Floor Landing
With windows to the front aspect.

Guest Room 1
3.39m x 12.2m (11' 1" x 40' 0")
With en suite.

Guest Room 2
3.05m x 2.02m (10' 0" x 6' 8")
With en suite.

Guest Room 3
3.44m x 2.79m (11' 3" x 9' 2")
With en suite.

Guest Room 4
3.46m x 4.88m (11' 4" x 16' 0")
With en suite.

Guest Room 5
3.14m x 3.47m (10' 4" x 11' 5")

Guest Room 6
4.86m x 4.67m (15' 11" x 15' 4")
With en suite.

Guest Room 7

3m x 4.71m (9' 10" x 15' 5")
With en suite.

Guest Room 8

5.19m x 5.6m (17' 0" x 18' 4")
With en suite.

OWNERS' ACCOMMODATION

GROUND FLR

Living Room

4.39m x 5.13m (14' 5" x 16' 10")

Office

Bathroom

Bedroom 1

4.63m x 2.88m (15' 2" x 9' 5")

Bedroom 2

2.87m x 4.67m (9' 5" x 15' 4")

1ST FLOOR

Bedroom 3

3.95m x 5.89m (13' 0" x 19' 4")

EXTERNALLY

Garage, Parking and Gardens

To the front and side of the property is a lawned area

with mature planting interspersed by paved walkway. To the rear is a paved patio seating area leading onto a gravelled parking area and double garage. Wonderful views can be enjoyed from almost every aspect.

ADDITIONAL INFORMATION

Accounts

Accounts for the guest house are available upon request.

Referrals and 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. 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 Keswick, proceed out of the town towards the A66. Turn left on to the A66 and proceed approximately half a mile. Turn left signposted Portinscale. Proceed over the bridge, round a right hand bend past the Farmers Arms down to a sweeping right hand bend. Dalegarth Guesthouse is on the left hand side at the top of the hill past Dorothy well, before reaching the right hand bend around to The Challet.



