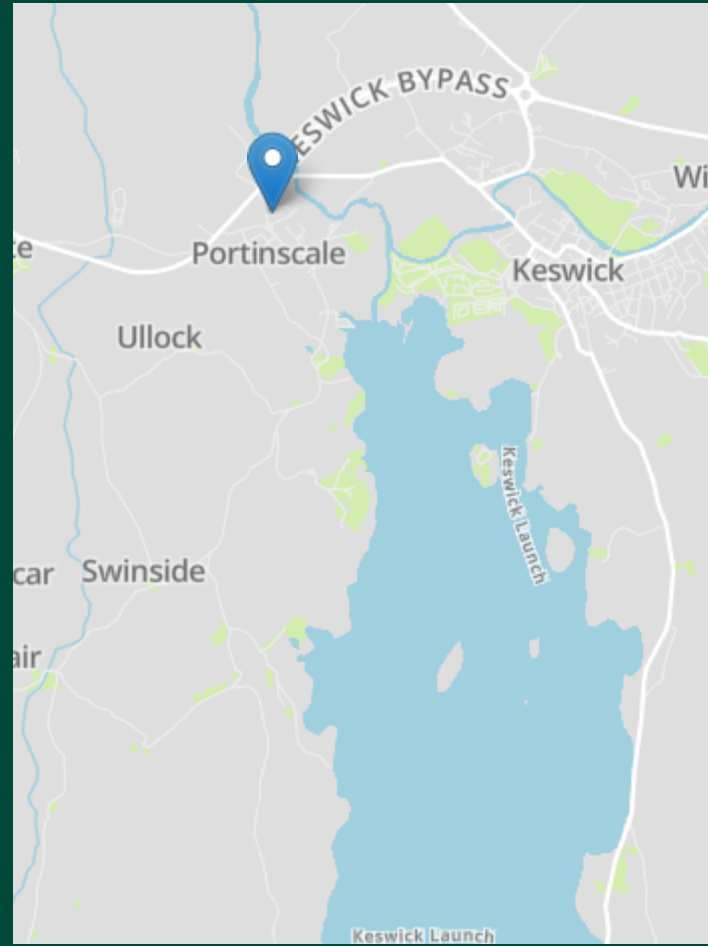


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area*
862.81 ft²
80.16 m²

Reduced headroom
10.03 ft²
0.93 m²

(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



2 Barf View, Portinscale, Keswick, Cumbria, CA12 5RW

- Mid terrace cottage
- Sought after location
- Lakeland fell views
- Tenure: freehold
- Council tax band C
- EPC rating D

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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.

PROPERTY DESCRIPTION

A deceptive mid-terraced cottage that has been thoughtfully, beautifully modernised and extended. Having a open plan light and bright kitchen/dining area overlooking the garden, utility room with WC, sitting room with a log burner, two double bedrooms and a modern bathroom with separate shower. This is an exceptional opportunity to purchase a picturesque cottage on a quiet lane, with Lakeland fell views in this sought after village location.

ACCOMMODATION

Entrance Hallway

1.81m x 0.90m (5' 11" x 2' 11") Stairs to first floor and a radiator.

Living Room

4.79m x 4.39m (15' 9" x 14' 5") Window to front aspect with window seat, feature fireplace with wood burning stove, slate hearth and wooden mantle, two radiators, bespoke fitted cupboard and shelves.

Kitchen/Dining Room

6.12m x 3.23m (20' 1" x 10' 7") Fitted with a range of matching wall and base units, slate worktop, deep set ceramic sink with mixer tap, oven, gas hob with extractor over, tiled splashback, integrated dishwasher and slate flooring throughout.

Dining area with window to side aspect, sliding doors to the garden and a radiator.

Utility Room

2.24m x 1.49m (7' 4" x 4' 11") Door to rear, matching wall and base units, space for washing machine, space for fridge freezer, radiator and slate flooring.

WC

WC, wash hand basin, fitted cupboard and a radiator.

FIRST FLOOR

Landing

5.41m x 1.76m (17' 9" x 5' 9") Window to front aspect, lovely oak balustrade, loft hatch with pull down ladder which is boarded and has power. This is a bright open space ideal as an office or snug.

Bedroom 1

3.54m x 2.65m (11' 7" x 8' 8") Window to front aspect, fitted wardrobes, draws and a radiator.

Bathroom

2.25m x 2.47m (7' 5" x 8' 1") Bath with shower attachment, WC, vanity wash hand basin, shower cubicle with mains shower and a heated towel rail.

Bedroom 2

3.46m x 3.64m (11' 4" x 11' 11") Window to rear aspect overlooking the Lakeland Fells, fitted wardrobes, fitted cupboard housing boiler and a radiator.

EXTERNALLY

Garden

To the front is a small flower border and on street parking. To the rear is a good sized garden which is mainly laid to lawn with mature shrub borders and a pathway leading to the shed. There is a raised patio area ideal for sitting out with views towards the Lakeland Fells.

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 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 Keswick, proceed out of the town towards the A66. Turn left on to the A66 and proceed approximately half a mile, then turn left signposted Portinscale. Proceed over the bridge and take the left turn onto Howe Lane before The Farmers Arms and the property can be found a short distance along on the left hand side of the lane.

