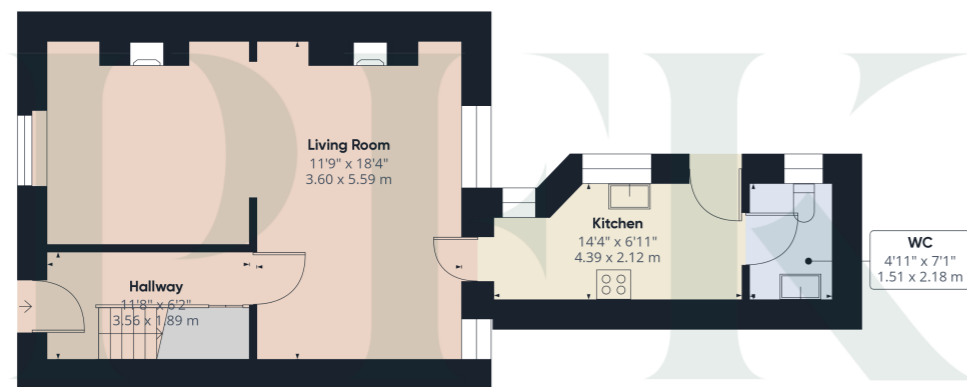
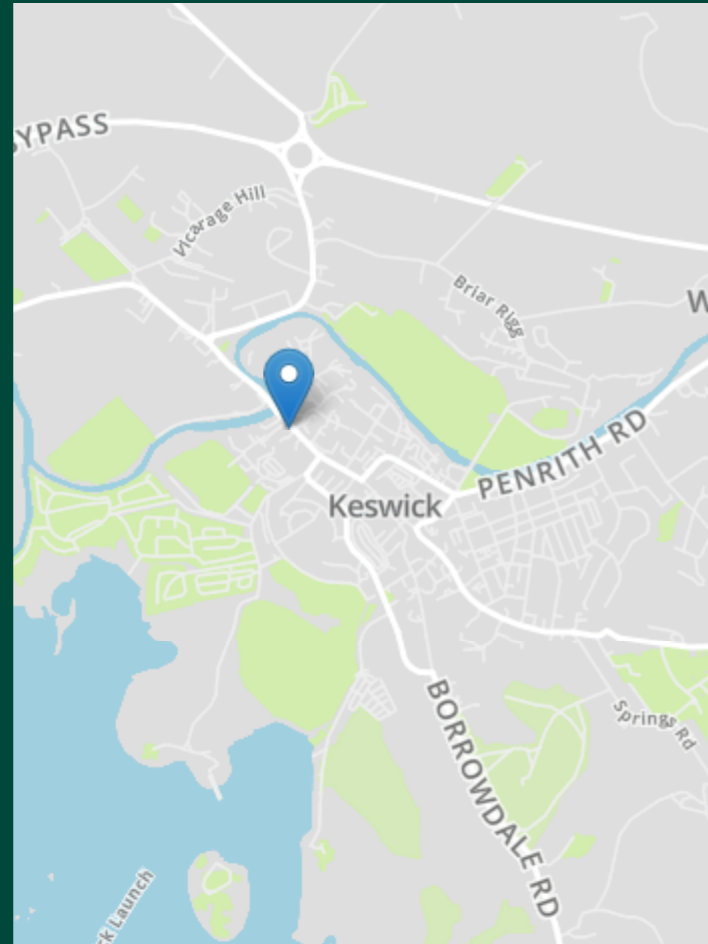
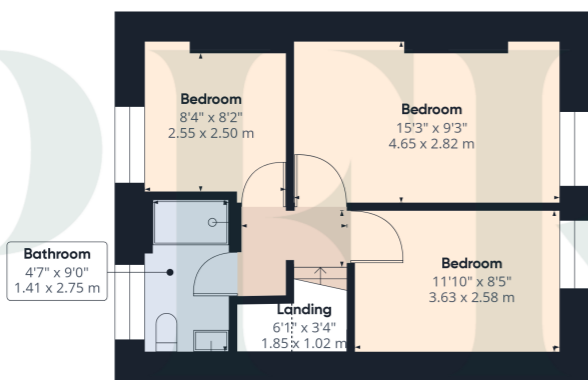


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area*
937.43 ft²
87.09 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Coleridge Cottage, 127 Main Street, Keswick, Cumbria, CA12 5NN

- EPC D
- Shared garden
- Town centre
- Freehold
- Private yard area
- Lakeland fell views
- Council tax - Assessed for business use
- Beautifully presented throughout

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



017687 74546



keswick@pfk.co.uk



www.pfk.co.uk

LOCATION

Conveniently situated on the periphery of the town centre. Keswick caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, restaurants and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned Theatre By The Lake. For those wishing to commute, the A66 provides excellent access to west Cumbria as well as the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

A beautifully presented property which has been thoughtfully modernised and upgraded throughout to a high specification. The front aspect rooms enjoy views of Skiddaw and Latrigg, whilst all rooms to the rear of the house look over towards the Lakeland fells, including the iconic Catbells. The property offers spacious and well proportioned accommodation briefly comprising a welcoming hallway, a generous open plan living/dining area, kitchen with door accessing the private yard and shared garden with outhouse, utility with WC and three bedrooms and family bathroom on the first floor. An extremely well located property, currently utilised as a successful holiday let, within a short walking distance of the town centre and Keswick school.

ACCOMMODATION

Hallway

3.56m x 1.89m (11' 8" x 6' 2") Stairs to first floor, understairs cupboard and a radiator.

Open Plan Living/Dining Area

3.60m x 5.59m (11' 10" x 18' 4") Dual aspect windows to front and rear, stone flooring throughout, feature fireplace with wood burning stove and stone hearth, feature fireplace with wooden mantle and a radiator.

Kitchen

4.39m x 2.12m (14' 5" x 6' 11") Windows to side aspect, a range of matching wall and base units, slate worktop, stainless steel sink and drainer with mixer tap, electric hob with extractor over, oven, integrated dishwasher, stone flooring, door to side aspect and a radiator.

Utility Room

1.51m x 2.18m (4' 11" x 7' 2") Obscured window to side aspect, base units, stainless steel sink and drainer with mixer tap, wall mounted boiler, space for washing machine and a WC.

FIRST FLOOR

Landing

1.85m x 1.02m (6' 1" x 3' 4") Fitted cupboard.

Bathroom

1.47m x 2.75m (4' 10" x 9' 0") Window to front aspect, WC, wash hand basin, double shower cubicle with mains shower and a radiator.

Bedroom 1

4.65m x 2.82m (15' 3" x 9' 3") Window to rear aspect, loft hatch and a radiator.

Bedroom 2

3.63m x 2.58m (11' 11" x 8' 6") Window to rear aspect and a radiator.

Bedroom 3

2.55m x 2.50m (8' 4" x 8' 2") Window to front aspect and a radiator.

Externally

Enclosed private rear yard with access to shared garden/drying area which allows access to stone outbuilding. The stone outbuilding is private for the property with light and power installed.

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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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 our office, head north along Station Street and turn left on to Main Street, following the road around and straight across at the mini roundabout. Proceed over Greta Bridge and approximately 150 metres from there, the property is located on the left hand side of the road opposite the Rawnsley Centre.

