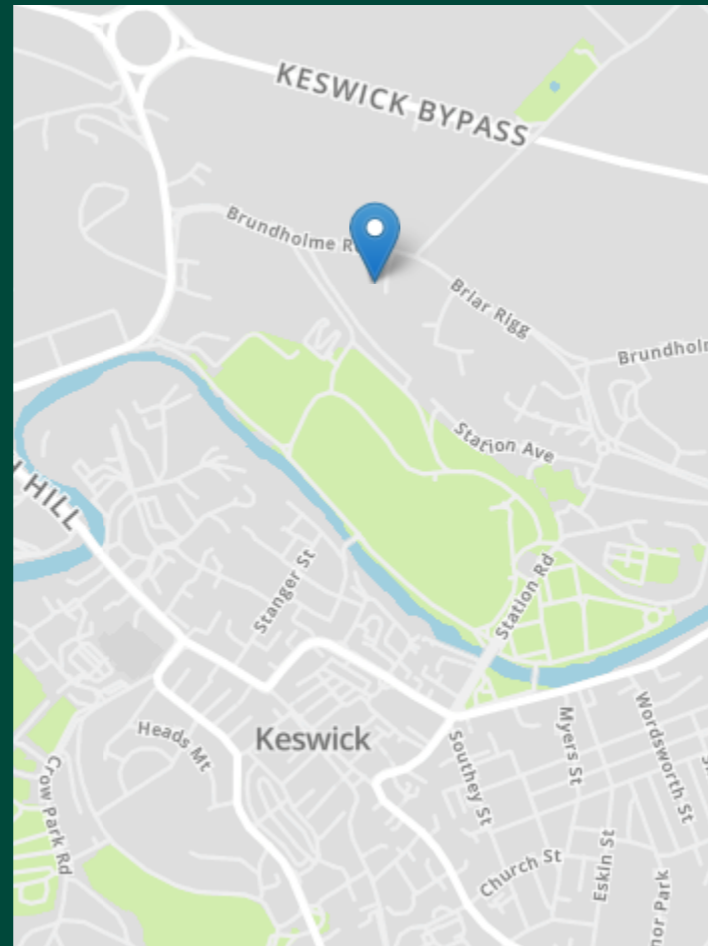


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>63</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area\***

1062.08 ft<sup>2</sup>  
98.67 m<sup>2</sup>

(1) 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



## 1 Briar Rigg, Keswick, Cumbria, CA12 4NW

- Beautifully presented
- Council Tax: Band D
- Freehold
- EPC D
- Semi detached
- Gardens and parking
- Wonderful Lakeland fell views
- Desirable Location

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;
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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 Theatre 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 modern, immaculately presented semi detached house, benefiting from a contemporary glass room leading to a balcony to enjoy the stunning surrounding fell views. Situated in a highly sought after residential location with front and rear garden, off road parking and only a short distance from the town centre.

The property briefly comprises entrance hall, boot room/utility, open plan living/ dining area which incorporates the modern fully fitted kitchen, two double bedrooms, single bedroom currently used as a study and a family bathroom.

Viewing highly recommended.

## ACCOMMODATION

### Entrance Porch

1.54m x 1.52m (5' 1" x 5' 0") Window into living area and a radiator.

### Hallway

2.65m x 1.34m (8' 8" x 4' 5") Obscured large window to front aspect and stairs to first floor.

### Utility/Boot Room

1.63m x 3.38m (5' 4" x 11' 1") Window to rear aspect, matching base units, stainless steel sink and drainer with mixer tap, space for washing machine and space for tumble dryer.

### Open Plan Living Area

#### Living Room

5.58m x 3.59m (18' 4" x 11' 9") Window to front aspect and feature fireplace with gas fire and slate surround,

#### Kitchen/Dining Area

5.57m x 3.59m (18' 3" x 11' 9") Patio doors to enclosed rear garden, radiator and space for table with bench seating.

The Kitchen has window to rear aspect, range of matching wall and base units with complementary worktop, tiled splashback, oven, gas hob with extractor over, composite sink and drainer with mixertap, freestanding fridge freezer, central breakfast bar and side door leading to rear.

## FIRST FLOOR

### Landing

1.87m x 2.28m (6' 2" x 7' 6")

### Sunroom

1.89m x 3.48m (6' 2" x 11' 5") With wonderful views of the garden and surrounding Lakeland Fells. Doors to front and rear leading onto the wrap around balcony.

### Bathroom

1.86m x 2.23m (6' 1" x 7' 4") Obscured window to rear aspect, fitted storage cupboard, bath with mains shower over, WC, wash hand basin and heated towel rail.

### Bedroom 1

3.29m x 4.11m (10' 10" x 13' 6") Window to front aspect with stunning views towards Skiddaw and the surrounding fells, fitted wardrobes and a radiator.

### Bedroom 2

3.61m x 3.16m (11' 10" x 10' 4") Window to rear aspect, radiator, fitted wardrobes and dressing table

### Bedroom 3/Study

2.27m x 2.64m (7' 5" x 8' 8") Window to front aspect and a radiator.

## EXTERNALLY

### Gardens and Parking

To the front is a lawn area surrounded by box hedging, a paved driveway provides off road parking with access down the side of the property to the rear. At the rear is a patio area providing a lovely seating area perfect for dining out, there is a further lawn area and storage under the sunroom.

## 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; 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 straight down the hill towards the old railway bridge. The property is the last house on the left hand side.

