

# PFK

31 Helvellyn Street, Keswick, Cumbria CA12 4EP

Guide Price: £495,000





PEK

## LOCATION

Located in one of the most desirable streets of Keswick and enjoying an elevated site, in an enviable position with stunning views over the town and surrounding lakes and fells. The property is just a short, relatively flat walk from the town centre with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and outstanding secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

## PROPERTY DESCRIPTION

A well presented Victorian five bedroom end terraced house, with the added benefit of a workshop and larger than average outside area, for a property of this type, within easy walking distance of Keswick town centre. The property briefly comprises entrance porch, hallway, two dual aspect reception rooms, good sized kitchen/dining space, boot room with WC and access to the workshop. To the first floor is a newly refurbished family bathroom, three double bedrooms (one ensuite), then on the second floor are a further two double bedrooms (both with ensuite facilities), enjoying views over the rooftops to the Skiddaw range.

31 Helvellyn Street has a lovely secluded courtyard garden to the side of the property, ideal for sitting out and relaxing, with access to the workshop, rear yard and a traditional low maintenance front garden with a low stone wall.

## ACCOMMODATION

### Entrance Porch

1.10m x 1.06m (3' 7" x 3' 6")

### Entrance Hallway

3.12m x 1.00m (10' 3" x 3' 3") Stairs to first floor, radiator and understairs cupboard.

### Reception Room 1

4.14m x 3.86m (13' 7" x 12' 8") Dual aspect with bay window to side, feature gas fireplace, fitted shelving and a radiator.

### Reception Room 2

3.65m x 3.12m (12' 0" x 10' 3") Bay window to side aspect, feature gas fireplace with wooden surround and tiled hearth, feature window seat and a radiator.

### Kitchen/Dining Room

6.55m x 4.08m (21' 6" x 13' 5") A bright open space with dual aspect windows to side and rear, a range of matching wall and base units, complementary wooden worktop, range style oven with gas hob and extractor over, ceramic sink and drainer with stainless steel mixer tap, integrated dishwasher, integrated fridge freezer, space for dining table and underfloor heating throughout.

### Boot Room

1.40m x 2.06m (4' 7" x 6' 9") Door to side aspect into workshop, underfloor heating and a door to the rear yard.

### WC

0.91m x 2.05m (3' 0" x 6' 9") Window to side, WC, wash hand basin and under floor heating.

### Workshop/Garage

6.12m x 3.45m (20' 1" x 11' 4") Window to side aspect, double doors to the front, matching base units, stainless steel sink with cold feed tap, space for washing machine, dryer and fridge freezer.

## FIRST FLOOR

### Half Landing

1.10m x 0.94m (3' 7" x 3' 1")

### Bedroom 1

3.90m x 4.20m (12' 10" x 13' 9") Dual aspect windows to side and rear, two radiators.

### Bathroom

2.33m x 3.07m (7' 8" x 10' 1") Window to side aspect, free standing rolltop bath, twin wash hand basins set in vanity unit, WC, shower cubicle with electric shower and a heated towel rail.

### Landing

2.20m x 1.02m (7' 3" x 3' 4") Fitted cupboards and a radiator.

### Bedroom 2

3.85m x 3.23m (12' 8" x 10' 7") Window to side aspect, double fitted wardrobes and a radiator.

### Bedroom 3

2.89m x 5.15m (9' 6" x 16' 11") Dual aspect windows to front and side and a radiator.

### En-Suite

1.22m x 1.96m (4' 0" x 6' 5") WC, wash hand basin and shower cubicle with mains shower.

## SECOND FLOOR

### Landing

2.40m x 1.81m (7' 10" x 5' 11") Window to rear aspect enjoying Lakeland fell Views, Velux window, fitted cupboard and loft hatch. The loft is boarded for storage and has two electric lights.

### Bedroom 4

4.17m x 4.27m (13' 8" x 14' 0") Window to front aspect with views towards the Lakeland fells, double fitted wardrobes and two radiators.

### En-Suite

1.50m x 2.50m (4' 11" x 8' 2") WC, wash hand basin, shower cubicle with electric shower and a heated towel rail.

### Bedroom 5

2.58m x 3.14m (8' 6" x 10' 4") Window to rear aspect with views towards the Lakeland fells and a radiator.

### En-Suite

1.49m x 2.32m (4' 11" x 7' 7") WC, wash hand basin, shower cubicle with electric shower and a heated towel rail.

### Externally

To the front is a low stone wall leading around the side of the property to a secluded courtyard garden with seating. From here the workshop can be accessed and double wooden gates lead onto the street. To the rear is an enclosed yard with door into the boot room.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### 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; 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

Mains gas, electricity, water and drainage. Gas central heating and partially double glazed. The property has fast fibre to the premises. 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.

Council Tax: Band E

Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK office, head right along Southey Street. Take the third turning on the left on to Helvellyn Street where the property can be found on the left hand side on the corner of Greta Street.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</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	

**PFK**

**Approximate total area<sup>(1)</sup>**  
 2062.14 ft<sup>2</sup>  
 191.58 m<sup>2</sup>

**Reduced headroom**  
 22.29 ft<sup>2</sup>  
 2.07 m<sup>2</sup>

(1) Excluding balconies and terraces

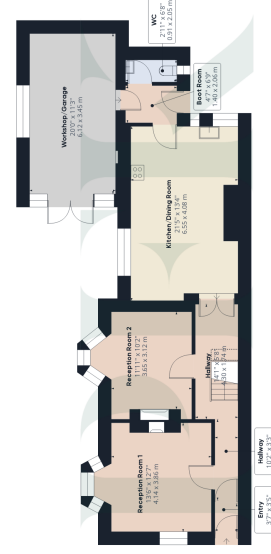
Reduced headroom  
 ..... Below 5 ft/1.5 m

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.

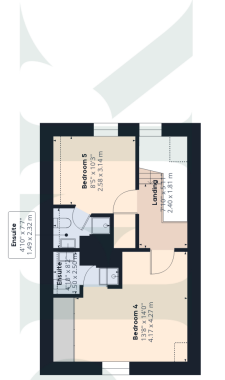
GIRAFFE360



Floor 1



Floor 0



Floor 2