

ROODLANDS,
PORTINSCALE,
KESWICK

Edwin
Thompson



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Roodlands,
Portinscale, KESWICK, Cumbria, CA12 5RF



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Brief Résumé

Simply superb four bedroom detached house in the soughtafter village of Portinscale. Roodlands is elevated from the road and sits beautifully within its plot to take in the surrounding Lakeland ambiance. Set in large gardens and benefitting from a double garage and ample parking whilst situated in the heart of the village. Outline planning permission for a two bed dwelling within the extensive grounds approved, subject to Nutrient Neutrality provision.

Description

A must see, unique family property, Roodlands is a substantial and very well-presented detached house, built in the 1800's, having been extensively and stylishly renovated by the current owners in 2020. The interior design combines contemporary style with period detail. The layout of the property provides spacious living and entertaining spaces, and the garden offers a generous area for play and wonderful place to sit and relax.

Roodlands is generously proportioned and arranged over two floors. Accessed is via a wide wooden door with glass panelling, entering into a welcoming reception hall where all areas of the house can be accessed. The well-appointed bespoke kitchen/dining area built by local cabinet maker has a large central local slate island with breakfast bar. Light pours through the two large windows to the front, one with window seat. The dining area sits on slate flooring and has bespoke built in bookcase. Through from here, you enter the fabulous boot room where there is enough space for boots, shoes, coats and much more. At the end of the dining area is a lovely craft room. Taking a left from the splendid hallway, you enter the lounge with its tall ceilings and French doors, this space exudes elegance, with original refurbished shutters to the doors and windows and a wood burner encased in a black slate surround. Also to the ground floor is a utility room, downstairs WC and two staircases to access the upstairs.

To the first floor there are four bedrooms, one having a mezzanine, super fun for children. The other three bedrooms all face to the front of the property where light floods the rooms. There are a further two bathrooms and an amazing spacious landing area that could have many uses from a quiet space to read or a home office. The garden is all to the front, laid to lawn with gravelled and paved areas for seating. The property is fully double glazed and is heated by a gas boiler and water is provided by a cylinder water heater.



Portinscale is a very popular village right on the edge of Derwent Water Lake, it boasts 2 great café/restaurants, a pub and two marinas and is only a short walk from Keswick across the Howrah's. the property is a three minute walk from the lake, has clear views of Skiddaw, Latrigg and Clough Head and is on the route to Catbells which is two miles away.

Edwin Thompson thoroughly recommends internal viewing of this property.

Accommodation:

Entrance

Wood and panel glass entrance door located off the path from the garden, entering in to:

Entrance Hall

Large entrance hall with feature fire surround. Period style column radiator. Carved wood archway leads to an inner hallway with staircase to first floor, WC, utility room and a further door takes you to the second staircase and access to the cellar.

Kitchen/Diner

This wonderful space has a range or wall and base units with slate worksurface. Large central island with breakfast bar, slate worksurface, integrated dishwasher, Belfast sink and drainer, draws and cupboards. Sitting within the base units is a six gas burner range cooker with electric oven. Two large windows, one with window seat. Tall column radiator. Wood flooring.

Dining Area

A small step up from the kitchen and you enter the dining area with slate flooring and bespoke floor to ceiling book shelves. Window facing the side. Radiator. Steps up to door:

Crafts Room

Window. Radiator. Door leading to outside undercover area.

Boot Room

Fabulous space with large window to side with secondary glazing. Tiled floor. Wood panelling to wall. Radiator. Door to outside.



Lounge

Stylish and elegant, this room has wooden floors and high ceilings. One large window facing the front and further patio doors giving access to the garden, both have original, refurbished shutters. Stovax wood burning stove is encased in a black slate surround and hearth. Picture rail and original ornate ceiling coving with new ceiling rose. Two period style column radiators. Built in shelving unit.

Downstairs WC

Tiled floor. WC. Wash hand basin. Radiator. Window. Recess lighting.

Utility Room

Tiled floor. Intergas gas boiler. Fabdec cylinder water heater. Both installed in 2020. Window. Space for washing machine and tumble dryer. Radiator.

Staircase from Hallway leading to First Floor

Door to inner hallway.

Door to cellar. Second staircase leading to:

Landing

This space is such a treat, not only can you access all areas of the upstairs, but the space provided can be used in so many ways from home office to reading area. There is loft access (fully floored and currently used as a music room) from this space, a window looking to the side of the property and a beautiful arched window on the half landing coming up the stairs. Along the landing, just outside bedroom three and four is the staircase that leads down to the inner hallway and through to the main entrance hall.

Bedroom One

Large double bedroom with window facing to the front and window seat. Radiator.

Bedroom Two

Large double bedroom with two windows facing to the front of the property. Painted wood flooring. Floor to ceiling built in cupboards. Radiator.

Bedroom Three

Large double bedroom with floor height window facing to the front of the property with original refurbished shutters. Painted wood flooring. Radiator.



Bedroom Four

Single bedroom with window facing the rear of the property. Ladder style steps lead up to a mezzanine area with window and two Velux windows. Under eaves storage.

Shower Room

Window. Walk in shower with glass screen. Burlington wash hand basin. WC. Part tile to walls. Tiled flooring. Ladder style radiator. Built in storage. Radiator.

Family Bathroom

Elegant in design with free standing cast iron rolltop Burlington bath, Burlington wash hand basin and WC. Window facing the rear and neighbouring field. Tiled Flooring. Radiator.

Outside

Roodlands is accessed via wooden entrance gates that lead to a large, gravelled parking area flowing up to the double garages. Outside the main front door is an attractive pond area with large paving stone surround and planted with shrubs. The garden is mainly laid to lawn and as you travel to the top of the garden, this is mainly woodland and trees. Mature shrubs and trees border the whole property giving privacy but allowing views of the surrounding area. As you emerge from the boot room to access the outside and garages, this area is under cover and gives entry to an outside toilet and the back of the house.

Double Garage

Two up and over doors. Light and Power but not connected. Door to undercover area and the house.

Services

All mains services are connected. New Boiler and Hot Water Tank installed in 2020.

Tenure

Freehold



Mobile phone and Broadband services

		CA12 5RF Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ◯ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client who identifies the property as being within Band "G". The Cumberland Council website quotes the total Council Tax payable for the year 2024/25 as being £3770.00.



		CA12 5RF Broadband
FTTH/FTTP		✗
Ultrafast Broadband (>=100 Mbps)		✗
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✓
ADSL2+		✓
ADSL		✓

⬇ Download: 66.8 Mbps

⬆ Upload: 14.1 Mbps

*Information provided by the thinkbroadband.com website.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

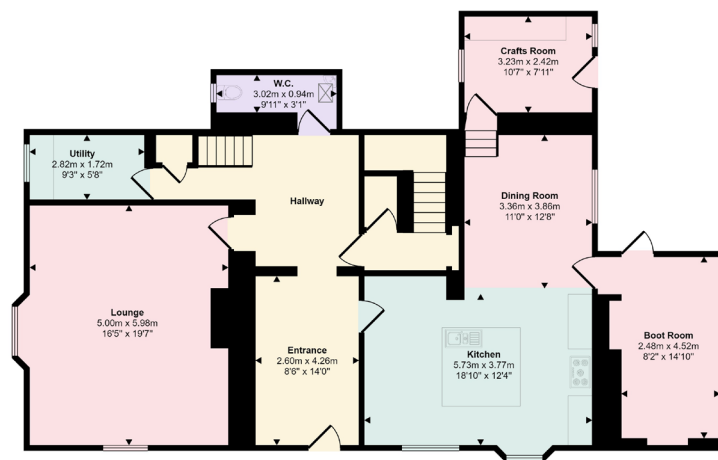
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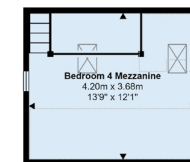
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 141 sq m / 1518 sq ft



First Floor
Approx 117 sq m / 1288 sq ft



Second Floor
Approx 15 sq m / 166 sq ft

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Regulated by RICS



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