

PFK

Stelvio, Applethwaite, Keswick, Cumbria CA12 4PN

Price Guide: £850,000





LOCATION

The sought after village of Applethwaite is a small hamlet situated at the foot of Skiddaw, just over one mile from Keswick town centre, and within a short distance of the A66 to Cockermouth and Penrith. Keswick has a range of amenities including a variety of shops, hotels, restaurants, pubs, cinema, and other tourist related businesses and facilities, together with 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 substantial property which sits perfectly in a stunning, elevated setting, commanding a prominent position in a tranquil, sought after location nestling beneath Skiddaw. This is a wonderful opportunity to purchase a detached, spacious home, complemented by delightful gardens and with outstanding, south facing, panoramic views of dramatic Lakeland scenery.

Accommodation briefly comprises spacious hallway, living room/dining room - an L shaped, light room with stunning views from large picture windows, fitted kitchen, utility, two double bedrooms and a bathroom to the ground floor. Stairs from the hallway take you up to the first floor where there are two further double bedrooms, a shower room and an open hallway ideal for use as an office/craft room.

Externally, there is ample parking and a detached double garage. The wonderful garden area has an abundance of mature shrubs, trees and colourful perennial plants and offers the most spectacular views from the sitting area at the front. The rear garden is expansive, predominantly laid to lawn with mature borders.

Whilst some modernisation is required, viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Hallway

1.78m x 2.87m (5' 10" x 9' 5") Accessed via part glazed door with side panel. Radiator, doors to all rooms and stairs to first floor.

Open Plan Living/Dining Room

Living Room - 5.67m x 3.63m (18' 7" x 11' 11")
Dining Room - 3.46m x 3.14m (11' 4" x 10' 4")

A large, open plan, L shaped room with three picture windows to the front and side elevations offering fantastic views of the Lakeland fells. Three radiators and space for a large dining table.

Kitchen

3.99m x 3.16m (13' 1" x 10' 4") Fitted with matching wall and base units with complementary worktop, tiled splash back and 1.5 bowl sink and drainer with mixer tap. Eye level oven, electric hob with extractor over, integrated fridge and large larder cupboard. Window to rear elevation overlooking the garden and door leading to the rear of the property.

Bedroom 1

3.88m x 3.99m (12' 9" x 13' 1") A dual aspect bedroom with large picture window to the front elevation enjoying stunning views of the Lakeland fells, second window to the side elevation, and a radiator.

Bathroom

2.13m x 2.24m (7' 0" x 7' 4") Fitted with four piece suite comprising shower cubicle with mains powered shower, high rise bath, WC and wash hand basin set in vanity unit with shelves and cupboards. Obscure window to the side elevation, chrome heated towel rail and tiled walls and floor.

Bedroom 2

4.05m x 2.92m (13' 3" x 9' 7") With window to rear elevation overlooking the garden, radiator and uPVC door giving access to the side of the property.

FIRST FLOOR

Hallway

0.77m x 2.28m (2' 6" x 7' 6") Large, built in storage cupboard with hanging rail.

Bedroom 3

3.42m x 4.68m (11' 3" x 15' 4") With window to the side elevation and additional borrowed light from the stairs through obscured glass panel. Radiator and under eaves storage cupboard.

Open Hallway

3.97m x 3.61m (13' 0" x 11' 10") This space would make an ideal office area. Velux window and radiator.

Bedroom 4

4.07m x 4.67m (13' 4" x 15' 4") Window to the side elevation, radiator and two under eaves storage cupboards.

Shower Room

4.00m x 1.50m (13' 1" x 4' 11") Fit with three piece suite comprising shower cubicle with electric shower over, WC and pedestal wash hand basin. Radiator, Velux window and under eaves storage.

EXTERNALLY

Detached Double Garage

4.88m x 5.04m (16' 0" x 16' 6") With up and over door, two windows to side elevation, lighting, power and a pedestrian door to the side.

Utility Room

Space/plumbing for washing machine, shelving and window to the rear elevation.

Gardens and Parking

Stelvio sits in an extensive plot enjoying panoramic Lakeland fell view. A large driveway up to the property provides ample parking and the mature borders provide privacy to the house and gardens.

To the front is a patio providing a lovely seating area to enjoy the fantastic views. Steps lead down to a large garden which is mainly laid to lawn with mature borders, shrubs and colourful perennials. The garden continues around the side of the property to the rear which is again mainly laid to lawn with mature hedging and borders. There is also a greenhouse and a water tap.

ADDITIONAL INFORMATION

Tenure

Freehold.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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

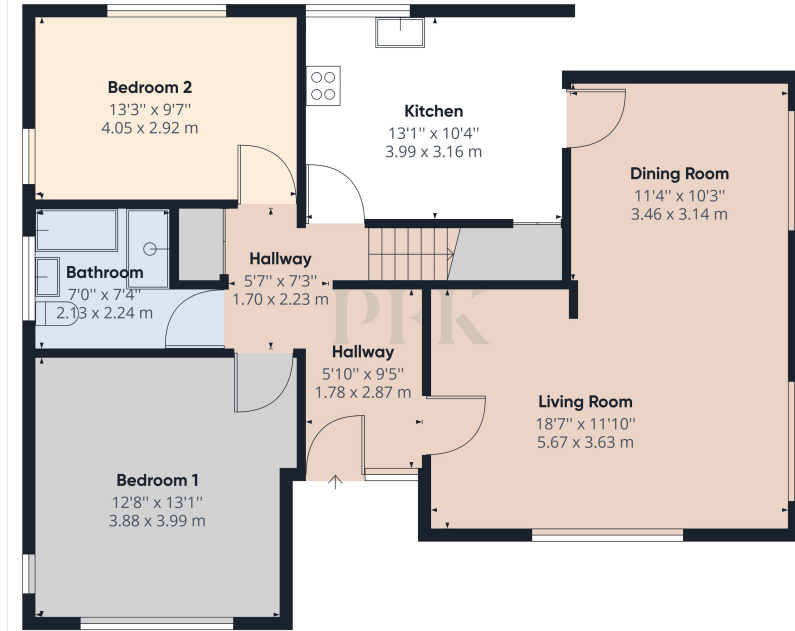
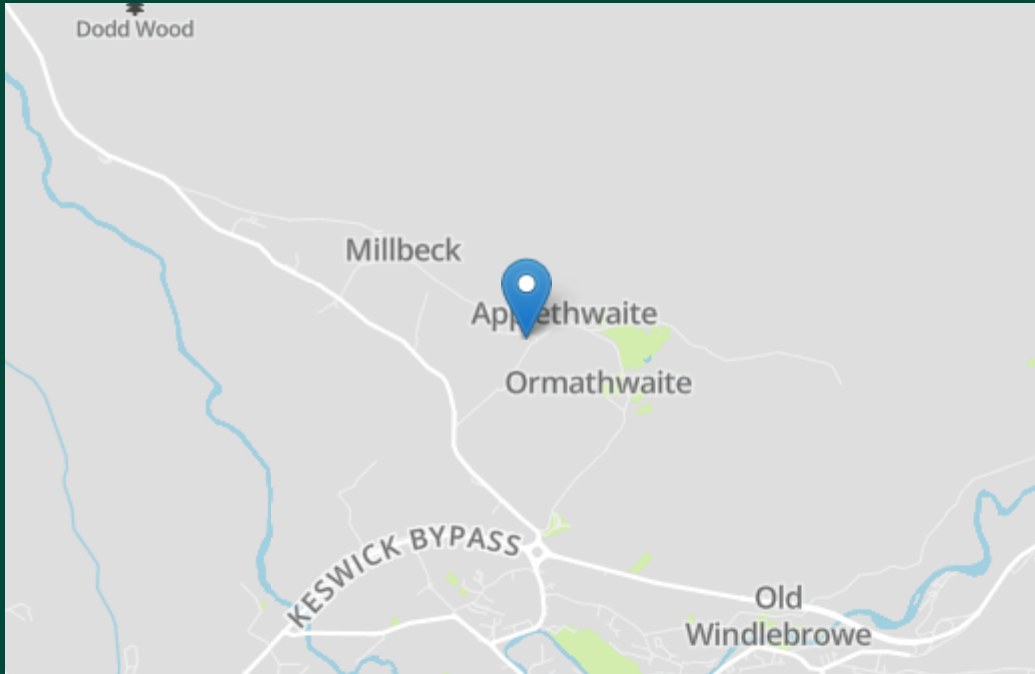
Mains electricity, water and drainage. Oil central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band G

Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK Keswick office, leave the town centre via Crosthwaite Road and, at the roundabout, proceed across the A66 heading towards Bassenthwaite on the A591, signposted Carlisle. Take the second right turning signposted Applethwaite/Skiddaw, continue along this road then take the left hand turn signposted Raven Lane. Follow this road along and the property can be found on the right hand side just before the bend in the road.





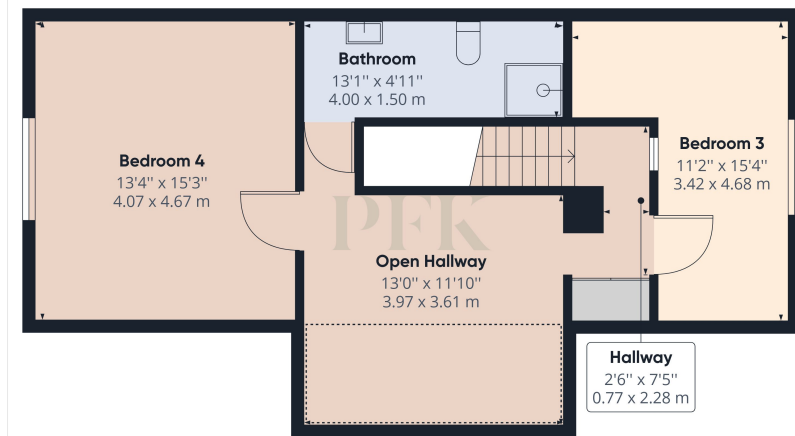
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Approximate total area⁽¹⁾
849.80 ft²
78.95 m²

(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

Floor 0 Building 1



PFK

Approximate total area⁽¹⁾
608.46 ft²
56.53 m²

Reduced headroom
69.00 ft²
6.41 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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GIRAFFE360

Floor 1 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	