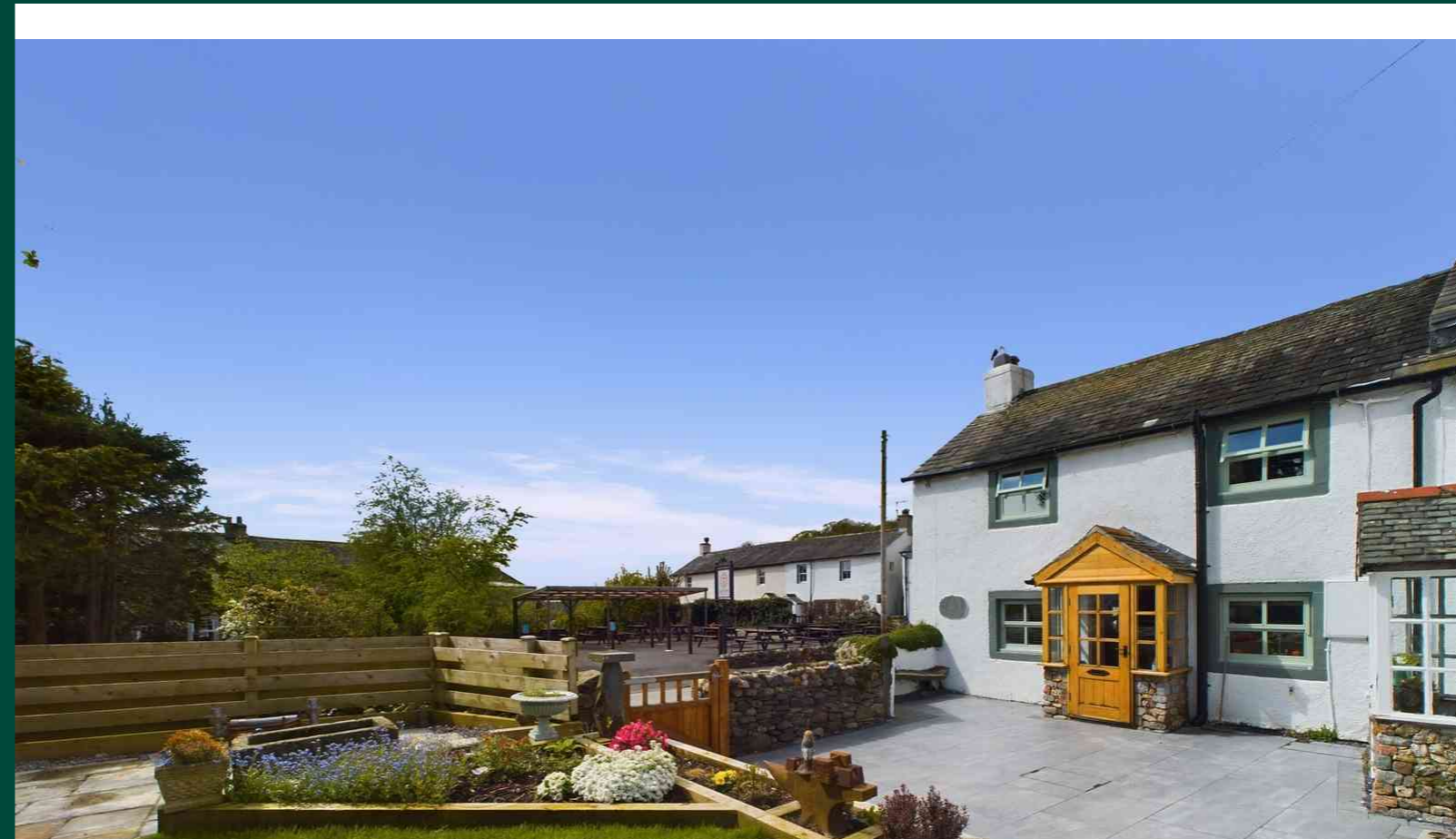
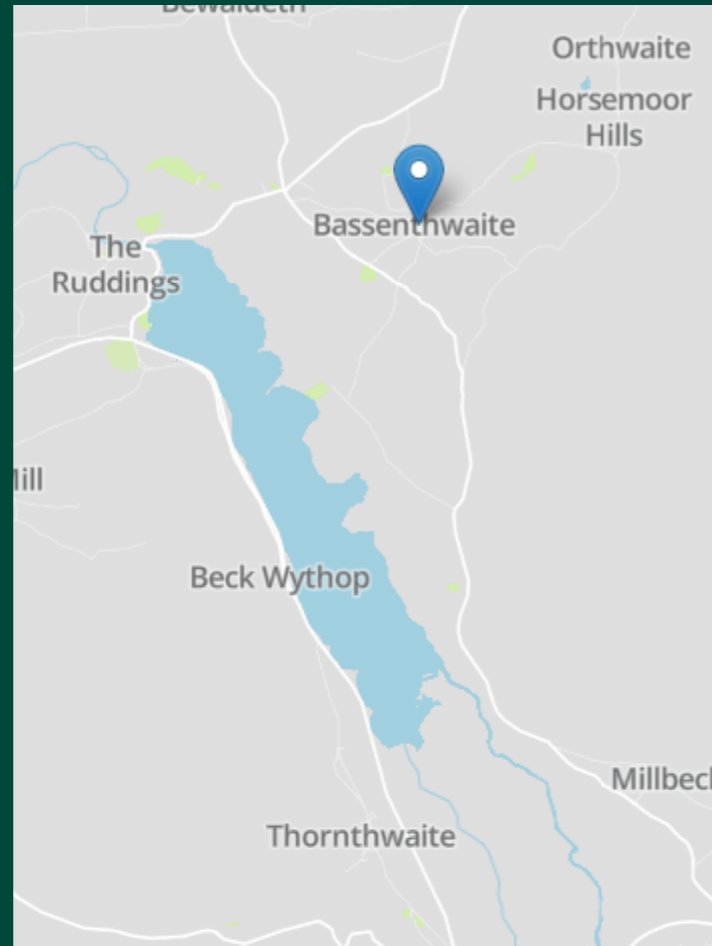


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- Living Room / Hallway: 12'3" x 16'8" (3.75 x 5.09 m)
- Kitchen: 6'1" x 16'5" (1.86 x 5.01 m)
- Entry: 4'2" x 2'6" (1.29 x 0.77 m)

Approximate total area⁽¹⁾

609.06 ft²
56.58 m²

Reduced headroom

13.53 ft²
1.26 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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 1

- Seating and storage area: 3'11" x 4'4" (1.21 x 1.34 m)
- Landing: 3'5" x 7'3" (1.05 x 2.23 m)
- Bathroom: 5'7" x 6'5" (1.73 x 1.97 m)
- Bedroom: 9'11" x 12'10" (3.03 x 3.92 m)
- Bedroom: 9'2" x 9'8" (2.82 x 2.96 m)

Mill Cottage, Bassenthwaite, Keswick, Cumbria, CA12 4QP

- Traditional cottage
- Garden & parking
- Tenure: freehold
- Two bedrooms
- Heart of village
- EPC rating F
- Renovated throughout
- Council tax band C

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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www.pfk.co.uk

LOCATION

Situated in the heart of Bassenthwaite village within very easy walking distance of the village pub. Bassenthwaite is within the World Heritage Site of the Lake District National Park, approx. some seven miles equidistant from both Keswick and Cockermouth, with easy transport access via the A66 and close to the lake with its fishing and sailing facilities.

PROPERTY DESCRIPTION

A beautifully presented, fully renovated semi detached cottage in the heart of this popular Lakeland village. Sympathetically modernised, yet retaining exposed beams and using solid oak for the window sills, skirtings and staircase.

Currently a primary home, but would be equally suitable as a holiday let with patio, good sized easy to maintain garden, large shed and parking. All within a short driving distance of Keswick.

ACCOMMODATION

Entrance Porch

1.29m x 0.77m (4' 3" x 2' 6") Part glazed wooden door into:-

Living Room

3.75m x 5.09m (12' 4" x 16' 8") Window to the front elevation with window seat, window to the rear elevation, oak stairs to first floor, multi fuel stove with sandstone hearth and surround, cast iron radiator and exposed wooden beam.

Kitchen

1.86m x 5.01m (6' 1" x 16' 5") Dual aspect windows to the front and rear elevation, a range of matching wall and base units, corian work surfacing, and splashback, ceramic Belfast sink with mixer tap, free standing fridge freezer, integrated washing machine, ESSE electric range style cooker with extractor over and exposed wooden beam.

FIRST FLOOR

Landing

1.05m x 2.23m (3' 5" x 7' 4") Window to rear elevation, exposed beams and doors to all rooms.

Bedroom 1

3.03m x 3.92m (9' 11" x 12' 10") Window to front aspect, exposed wooden beams, cast iron radiator and fitted storage cupboard.

Bathroom

1.73m x 1.97m (5' 8" x 6' 6") Window to the rear elevation, WC, pedestal wash hand basin, bath with mains powered shower over and a radiator.

Bedroom 2

2.82m x 2.96m (9' 3" x 9' 9") Window to the front elevation and a cast iron radiator.

EXTERNALLY

Garden

Wooden gate leading to paved patio area with access to Yew cottage. wooden sleeper boards and steps up to lawn area with mature apple trees, shrubs and a good sized wooden shed.

Parking

In front of the garden is parking for one vehicle.

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, water and drainage. Electric heating. Double glazed throughout. Telephone line and broadband connection 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 Keswick take the A66 and at the Crosthwaite Road roundabout, take the second exit for Carlisle. Continue on the A591, then at the Chapel Bridge junction turn right towards Bassenthwaite. Proceed along this road into the village, bearing right and through the narrows and the property can be seen on the right hand side, opposite the village pub.

