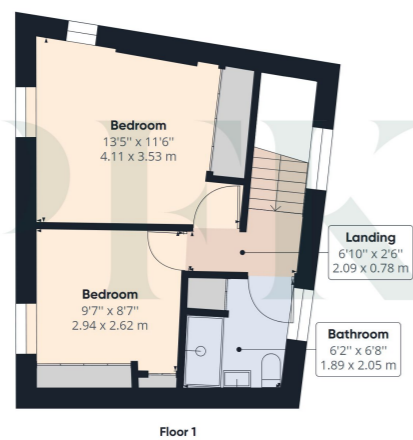
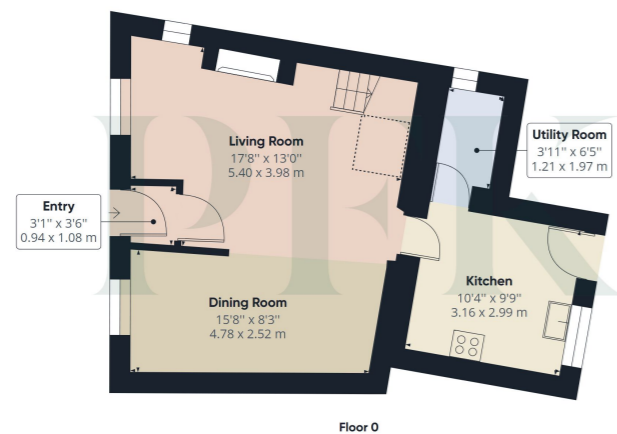


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		94
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	28	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



PFK

Approximate total area<sup>(1)</sup>  
802.53 ft<sup>2</sup>  
74.56 m<sup>2</sup>

Reduced headroom  
10.46 ft<sup>2</sup>  
0.97 m<sup>2</sup>

(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



## Stoneyburn, Bassenthwaite, Keswick, Cumbria, CA12 4QP

- 2 Bedroom Cottage
- Open Plan Living/Dining Room
- Garden to Rear
- Parking
- Council Tax - Band C
- Tenure - Freehold
- EPC rating F

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;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



017687 74546

keswick@pfk.co.uk

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. equidistant some seven miles 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

Delightful two bedroom cottage set in the popular rural village of Bassenthwaite with large garden to the rear and parking. The property has an open outlook over fields and towards the fells. Whilst in need of some upgrading Stoneyburn would make a lovely family home or would be ideal as a lucrative holiday let or second home.

The property briefly comprises open plan living room/dining room, kitchen with pantry/larder store. To the first floor are two double bedrooms and a shower room. The cottage style garden to the rear is ideal to sit out and relax with ample storage in the garden sheds, there is a flower border and parking to the front of the property.

## ACCOMMODATION

### Entrance Porch

0.94m x 1.08m (3' 1" x 3' 7") Accessed via wooden door and part glazed door leads into open plan living and dining room.

### Living Room

5.40m x 3.98m (17' 9" x 13' 1") Dual aspect windows to the front and side elevation overlooking the field towards the fells, multi fuel stove set on tiled hearth, stairs to first floor and a storage heater.

### Dining Room

4.78m x 2.52m (15' 8" x 8' 3") Window to front elevation and ample space for a dining table.

### Kitchen

3.16m x 2.99m (10' 4" x 9' 10") Fitted with a range of matching wall and base units with complementary worktop and tiled splashback, stainless steel sink with mixer tap and drainer, freestanding Creda electric oven with hob and extractor over, plumbing for washing machine, integrated fridge, window to the rear elevation, storage heater and door to the rear garden.

### Pantry/Utility Room

1.21m x 1.97m (4' 0" x 6' 6") Window to side elevation, coat hooks, shelving and worktop with storage under.

## FIRST FLOOR

### Landing

2.09m x 0.78m (6' 10" x 2' 7") Doors leading to all rooms.

### Bedroom 1

4.11m x 3.53m (13' 6" x 11' 7") Dual aspect windows to the front and side elevation providing views across open countryside towards the Lakeland Fells, built in wardrobes with hanging rail and shelving, loft hatch.

### Bedroom 2

2.94m x 2.62m (9' 8" x 8' 7") Window to front elevation with views towards the fells, built in wardrobes with hanging rail and shelving and a further built in storage cupboard.

### Bathroom

1.89m x 2.05m (6' 2" x 6' 9") Fitted with three piece suite comprising shower cubicle with electric shower, WC, pedestal wash hand basin with mirror above, cupboard housing hot water tank, part tiled walls and window to the rear elevation.

## EXTERNALLY

### Gardens and Parking

There is on street parking to the front of the property.

To the rear is mainly laid to lawn with borders made of perennials and roses, there is hedging to the border and a wooden fence. A flagged path leads you to a patio area providing a seating space to enjoy the fantastic views. There is a log store, wooden shed and three further outbuildings providing storage.

## ADDITIONAL INFORMATION

### Referral & Other Charges

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: Naphens, 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

**Services:** Mains electricity, water and drainage. Storage heaters. 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 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, past the village green where the property can be found straight ahead of you before the road bends to the right.

