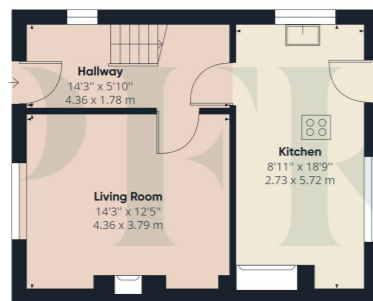
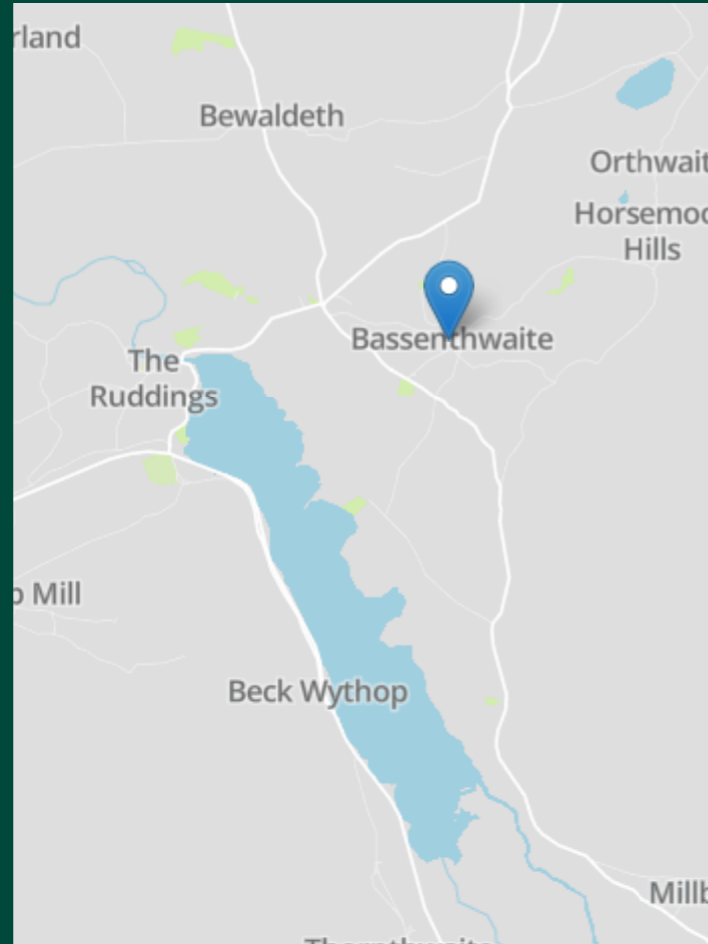
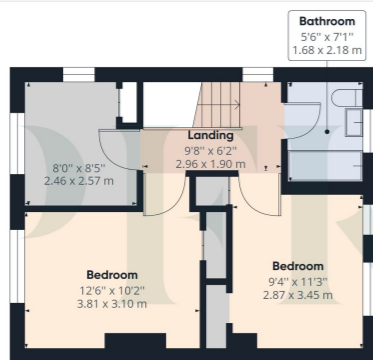


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area⁽¹⁾
827.48 ft²
76.88 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



6 The Orchard, Bassenthwaite, Keswick, Cumbria, CA12 4QS

- End Terrace Family Home
- Gardens to Front & Rear
- Council Tax - Band C
- Three Bedrooms
- Local Occupancy Clause
- EPC rating D
- Village Location
- Tenure - Freehold

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.pfc.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, and close to the lake with its fishing and sailing facilities. Bassenthwaite has a primary school and with Keswick having a secondary school, this property would make an ideal family home.

PROPERTY DESCRIPTION

End terrace three bedroom house located in the popular rural village of Bassenthwaite with pleasant garden to the front, side and extensive garden to the rear. With an open outlook over countryside and Lakeland Fells, this property would make an ideal first time home.

The property briefly comprises hallway, living room with wood burning stove, spacious kitchen/dining room to the ground floor. To the first floor are two double bedrooms, a single bedroom and bathroom. With double glazing throughout and oil central heating with storage heaters also to some rooms.

Ideal as a first time or family home with local occupancy clause applying.

ACCOMMODATION

Hallway

4.36m x 1.78m (14' 4" x 5' 10") Accessed via double glazed door, window to the side elevation, coat hooks, radiator, under stairs open storage area incorporating space for the fridge, stairs to first floor and doors to all rooms.

Living Room

4.36m x 3.79m (14' 4" x 12' 5") A light spacious room with picture window to the front elevation overlooking the garden, feature wood burning stove with slate surround and hearth, wooden mantle above, decorative coving, radiator and TV point.

Kitchen/Dining Room

2.73m x 5.72m (8' 11" x 18' 9") A spacious room fitted with wooden wall and base units incorporating a Belfast sink and mixer tap, wooden worktop and tiled splashback. An island incorporates the ceramic hob, electric oven and space for undercounter seating. Shelving to the wall, storage heater, window to the side elevation and a double glazed door to the rear.

The dining area has a window to the rear elevation overlooking the garden, wood burning stove set on a tiled hearth with wooden mantle above and ample space for a dining table.

FIRST FLOOR

Landing

2.96m x 1.90m (9' 9" x 6' 3") Window to the side elevation, storage heater, loft hatch and doors to all rooms.

Bedroom 1

3.81m x 3.10m (12' 6" x 10' 2") A large double bedroom with window to the front elevation overlooking open countryside, radiator, feature fire surround to the chimney breast and a built in cupboard with hanging rail and shelf.

Bedroom 2

2.87m x 3.45m (9' 5" x 11' 4") A double bedroom with dual aspect windows to the rear with Lakeland Fell views, radiator, cupboard housing the hot water cylinder and open storage cupboard with hanging rail and shelves.

Bedroom 3

2.46m x 2.57m (8' 1" x 8' 5") QA single bedroom with dual aspect windows to the front and side elevation overlooking open countryside and an over stairs cupboard.

Bathroom

1.68m x 2.18m (5' 6" x 7' 2") Fitted with a three piece suite comprising bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, obscure window to the rear, mirrored cabinet, partial walls and tiled flooring.

EXTERNALLY

Gardens

To the front of the property is a lawned area with mature shrubs and perennials, slate stones, mixed hedging to the boundary wall and a pathway leading to the front door. A pathway leads you to the rear of the property which is predominantly laid to lawn with shrub and perennial borders, plum and apple trees and slate stone pathways.

The rear garden has three outhouses, two of which are ideal for storage and the other is an outside WC.

ADDITIONAL INFORMATION

Local Occupancy Clause

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria

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

Services: Mains electricity, water and drainage. Storage heaters and oil central heating. Double glazed throughout. 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 on your right hand side being the end terrace on The Orchard.

