

# PFK

The View, Chestnut Hill, Keswick, Cumbria CA12 4LT

Guide Price: £925,000





## LOCATION

This is an exceptional opportunity to purchase a unique residence close the centre of Keswick in the heart of the Lake District National Park and conveniently positioned in one of the most desirable sought after locations of Keswick. The town has excellent amenities including quality restaurants and pubs, shops, cinema and the Theatre by The Lake. Close to the A591 giving easy access to the central and south Lakes, and, for those wishing to commute, the A66 is also nearby for access to the M6 and Penrith mainline railway station (around 20 minutes by car).

## PROPERTY DESCRIPTION

A beautifully presented detached three bedroomed home in an elevated position enjoying outstanding panoramic views of Bassenthwaite Lake and the surrounding Lakeland fells, which can be seen from almost every window. Sitting on a large plot of approximately 3/4 acres with potential to extend subject to necessary planning consent. The property benefits from a superb ground floor bedroom/ garden suite leading onto the side patio and garden. The well proportioned living/dining area boast three large windows with breathtaking views. The kitchen has access to the front porch and garage/ workshop. Upstairs has two double bedrooms, one with an ensuite and the other bedroom with a large walk in wardrobe; there is also a beautifully appointed family bathroom. All within a short walk of Keswick town centre in the heart of the Lake District National Park.

## ACCOMMODATION

### Entrance Hallway

1.74m x 2.85m (5' 9" x 9' 4") A welcoming hallway with access to ground floor bedroom suite, open plan living/dining room, kitchen, utility and WC. Stairs to first floor and a radiator.

### Downstairs WC

2.49m x 0.82m (8' 2" x 2' 8") Obscured window to front aspect, WC with wash hand basin and a radiator.

### Utility/Cloakroom

2.49m x 1.60m (8' 2" x 5' 3") Wall mounted sink/unit, gas boiler, radiator, a single window overlooks the side elevation. This is a good sized utility/ cloakroom with many uses.

### Ground Floor Garden Suite

3.03m x 3.23m (9' 11" x 10' 7") This superb garden suite has an abundance of natural light from the windows to three sides and patio doors providing access to the garden with views towards the Lakeland fells. The space incorporates a king sized bedroom and a living/ dining area making this an ideal retreat to relax and enjoy the stunning scenery at any time of the year.

### Living Room

3.69m x 4.51m (12' 1" x 14' 10") Dual aspect windows to the side and rear with views towards the Lakeland Fells, ceramic tiled flooring, two radiators and patio doors opening up into the garden. A light space perfect for relaxing and taking in the stunning scenery at any time of the year.

### Living Room/Dining Room

3.89m x 7.37m (12' 9" x 24' 2") 2.67m x 2.65m (8' 9" x 8' 8") Bright and spacious open plan room with a bay window to side aspect, large picture windows to rear aspect with breathtaking panoramic fell views across the mature garden, feature modern fireplace with electric fire, incorporating a study area and wrapping around to a dining area with equally wonderful views an open social space.

### Kitchen

3.45m x 3.35m (11' 4" x 11' 0") Two windows to rear aspect enjoying the views, a range of matching wall and base units, complementary worktop, composite sink and drainer with mixer tap, electric hob with extractor over, double eyelevel oven, free standing fridge freezer, dishwasher, washing machine, radiator, door to entrance hallway and door to garage.

### Entrance Porch

1.12m x 1m (3' 8" x 3' 3") Door into garage/workshop.

## FIRST FLOOR

### Landing

0.99m x 0.91m (3' 3" x 3' 0") Velux window.

### Bathroom

2.70m x 2.27m (8' 10" x 7' 5") A modern three piece suite, bath with main shower over and shower attachment, beautiful bathroom cabinets incorporating sink, WC, and a large feature built in mirror above. Window to rear aspect enjoying breathtaking views extending across Keswick towards Derwent Water and Bassenthwaite Lake.

### Bedroom 2

3.46m x 4.22m (11' 4" x 13' 10") A double bedroom with window to side aspect with lovely views across rooftops towards Skiddaw and Bassenthwaite, loft hatch and a radiator.

### En-Suite

2.35m x 1.73m (7' 9" x 5' 8") Velux window drawing in natural light, shower cubicle with mains shower, WC and wash hand basin set in vanity unit and a heated towel rail.

### Bedroom 3

2.35m x 5.22m (7' 9" x 17' 2") A spacious bright room with radiator, bay window to side aspect, Velux window bringing in more light and superb views across the Cumbrian fells to the rear.

### Dressing Room

3.92m x 1.21m (12' 10" x 4' 0") Large hanging space extending the width of the room, light and fitted shelves.

## EXTERNALLY

### Parking

To the front is a large driveway providing off road parking for multiple vehicles and gives access to the garage.

### Garden/Grounds

There are a mature front, side and rear gardens enclosed by high level hedges, providing a private haven with exceptional panoramic views over Keswick towards Derwent Water, Bassenthwaite Lake and the Lakeland fells beyond. The rear garden is quite substantial with a raised slate patio, large lawned area and mature trees. The possibilities for landscaping are vast. There is a useful outbuilding which attaches to the garage.

### Garage/workshop

3.17m x 6.31m (10' 5" x 20' 8") The garage is almost the same depth as the house, has a range of base units ,ceramic sink, plumbing for dryer, up and over front door. Dual aspect windows to rear with the most incredible views possibly seen from inside a garage/workshop, making this a great opportunity to convert into the house, subject to necessary planning consent. Door to the rear giving convenient access into the garden.

## ADDITIONAL INFORMATION

### Tenure and EPC

The tenure is Freehold.  
The EPC is D.

### 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.

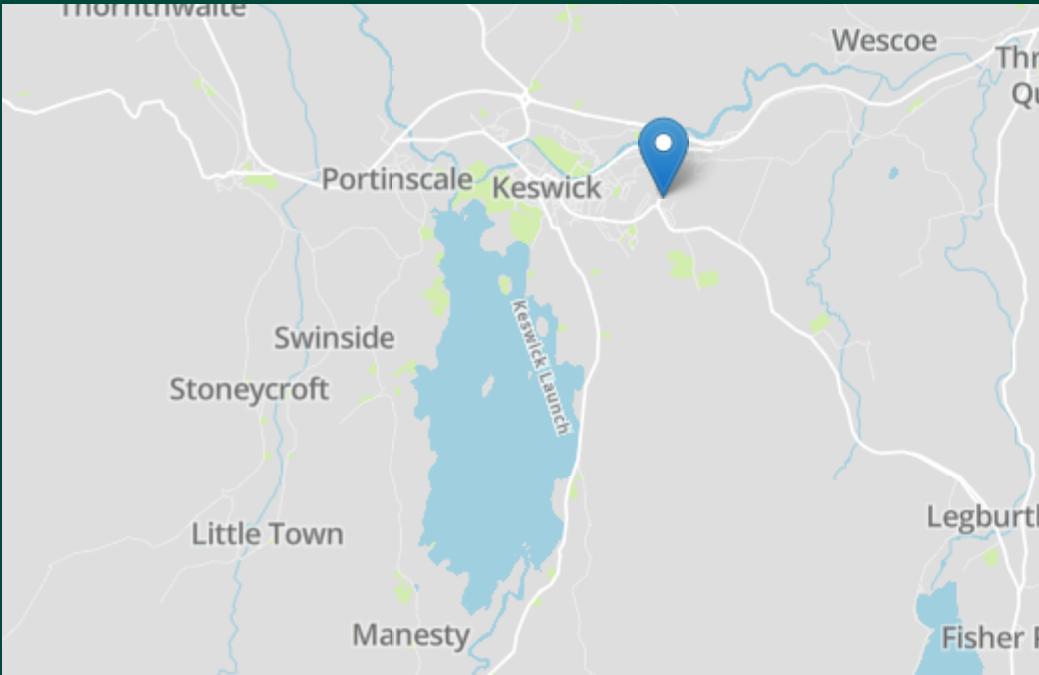
## SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line 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 PFK office on Station Street, turn right on to Penrith Road. Head through the town on the A591 following the road toward Chestnut Hill. Continue on this road then, the property is a short distance along on the right hand side as you head up the hill before the right turning to Manor Brow.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**Approximate total area\***

1832.19 ft<sup>2</sup>  
170.222 m<sup>2</sup>

**Reduced headroom**

62.78 ft<sup>2</sup>  
5.83 m<sup>2</sup>

Floor 0

Floor 1

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan or plan 55 for illustrative purposes only.

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