

**WOODSIDE, 7 LOW PORTINSCALE,
PORTINSCALE,
KESWICK**

**Edwin
Thompson**



Zoopla.co.uk

onTheMarket.com

rightmove.co.uk
The UK's number one property website

rural | forestry | environmental | commercial | residential | architectural & project management | valuation | investment | management | dispute resolution | renewable energy

Woodside, 7 Low Portinscale, Portinscale, KESWICK, Cumbria, CA12 5RP

Brief Résumé

Simply lovely. Woodside is a four bedroom property situated in an desirable, elevated position in the popular village of Portinscale. Deceptively spacious with stunning views, garden and parking. Currently used as a successful holiday let. It's a must see to be appreciated.

Description

Woodside is perfectly placed in the village of Portinscale, a short walk to the town of Keswick. Situated near the popular pub/restaurant, the Farmers Arms and a stones throw from the vibrant Village Hall, woodside benefits from all the local amenities Portinscale has to offer. A short walk along the Howrags and you are in Keswick town that offers a wider array of facilities including shops, pubs, restaurants, cafes, cinema and the famous Theatre by the Lake.

As you head to Portinscale from Keswick, turn left off the A66 signposted for Portinscale, over the low hump back bridge and just before the Farmers Arms, turn left. Drive 50 yards along this road, turn left through a gate that takes you to Woodside.

As you approach the property from the parking area, you enter through a little wooden gate that takes you up the slate chipped lower garden to a large decked area, from here the views are stunning towards Skiddaw, Ullock Pike and Dodd Fell. Continue up the path and you reach the porch, located to the side of the property. The porch is a great place to hang coats and store muddy boots before entering the property. From the porch, a part glazed door enters a very comfortable and cosy lounge with two large windows facing the front of the property. A lovely wood burning stove takes centre stage set into the chimney breast with feature brick inlay. This room has solid wood polished flooring that travels throughout the whole ground floor. The lounge has two large glazed doors that enter into a fabulous open plan dining room and kitchen. This space is wonderful with high ceilings, feature light recess in the chimney breast and a patio door at the end that takes you out to the decked entertaining area. To the end

and on the left is a fully equipped kitchen with window facing the fantastic views beyond. A soft seating area is well situated by the patio doors to take in the views. This space has a lovely feel and would be a great place to dine and entertain. To complete the lower ground floor is a WC and under stairs storage.

A door from the dining area gives access to the staircase that takes you to the first floor. Bedroom one is a large double with patio doors opening to a Juliet balcony with enviable views to the Skiddaw mountain range. Bedroom two and three face the front of the property and are a double and single. The family bathroom has double aspect windows and walk in shower, definitely a room with a view. From the landing a door gives access to the second floor stair case that opens into a wonderful double bedroom with two large Velux windows, under eaves storage and an ensuite with shower.

To the outside, the front of the property has stone steps from the road that take you to a small seating area with mature shrubs and bushes, a path takes you to the side porch. Continue down the path and to the right side, a gate enters on to the upper decked area and round to the patio door. From the path and continuing down the left side takes you to the lower decked area and on to a good sized lakeland stone chipped garden area with mature trees and shrubs, to the end of the garden is the parking. The garden is enclosed by beech hedging and wooden fencing. The property is fully double glazed and has gas fired central heating.

What3words - ///prevents.copes.intricate

Accommodation:

Entrance

Porch and front door accessed from the garden entering in to:

Entrance Porch

Glass Panel door accessed from path. Half glazed panels to sides. Tiled floor. Part tiled to walls. Part glazed door to:

Lounge

A lovely room with a very cosy feel. Light and bright from the two windows facing the front of the property and part glazed door from the porch. Solid wood flooring. Recess in chimney breast housing wood burning stove with feature brick inlay and slate hearth. Radiator. Double glazed doors to:

Kitchen/Dining

A lovely space and fabulous for entertaining guests with high ceilings, coving and open recess in the chimney breast with strategically placed lighting, stone surround and slate hearth. Solid wood flooring. Space for large dining table and chairs. The kitchen area has a full range of modern wall and base units contrasting work tops and splash backs. Single bowl sink and drainer. Integrated electric oven and gas hob with extractor above. Integrated dishwasher. Space for washing machine, fridge, and freezer. Window looking to the rear aspect with lovely views of the surrounding fells. Window to side aspect. Breakfast bar separating the kitchen to the soft seating area by the patio doors out to the decked entertaining area.

Cloakroom

WC. Wash hand basin. Doors to under stairs cupboard with storage and wall mounted Worcester combination boiler.

Staircase from Dining Room leading to First Floor

Landing

Window to side aspect and radiator at the bottom of the stairs. Large window to side aspect on the landing. Radiator. Large store Cupboard. Door to under stairs store cupboard. Access to all rooms. Door to staircase to second floor.

Bedroom One

Double bedroom. Patio doors opening to Juliet Balcony with stunning Fell Views. Feature cast iron fireplace. Door to large walk in wardrobe/storage. Radiator.



Bedroom Two

Double bedroom. Window to front aspect. Feature cast iron fireplace. Radiator.

Bedroom Three

Single bedroom. Window to front aspect. Radiator.

Bathroom

Dual aspect windows with lovely fells views. Walk in shower with Respatex to walls. WC. Wash hand basin housed in vanity unit with mirror and tile surround. Wall mounted spiral radiator. Recess lighting.

Staircase to Second Floor

Bedroom Four

Lovely large double bedroom with two large Velux windows with views and a further window to the side. Under eaves storage to both sides of the room. Two Radiators. Door to:

En-Suite

Shower cubicle. WC. Wash hand Basin. Radiator.

Outside

To the front of the property is a small seating area with banking to the boundary and road. Stone steps take you down to the side porch. continue down the pathway to either join the upper decked area to the front or carry on down the path to reach the lower decked area and the lower Lakeland slate chipped garden area with mature trees and shrubs. The views from the decked areas are stunning. The parking is at the bottom of the lower garden.

Services

All Mains services are connected. Gas fired Worcester combination boiler can be found in the cupboard in the downstairs WC

Tenure

Freehold



Mobile phone and Broadband services

		CA12 5RP	Mobile Signal			
			Voice	3G	4G	5G
Three	Indoor		✓	✗	✗	✗
	Outdoor		✓	✓	✓	✗
Vodafone	Indoor		✗	✗	✗	✗
	Outdoor		✓	✗	✓	✗
O2	Indoor		✓	✗	✗	✗
	Outdoor		✓	✓	✓	✗
EE	Indoor		✓	✗	✓	✓
	Outdoor		✓	✓	✓	✓

✓ Good Coverage ✗ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

The vendor has advised us the property is within The Cumberland Council. The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a small business Holiday Let.



CA12 5RP	Broadband
FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA12 5RP in the last 12 months:

Download: 27.9 Mbps

Upload: 5.9 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

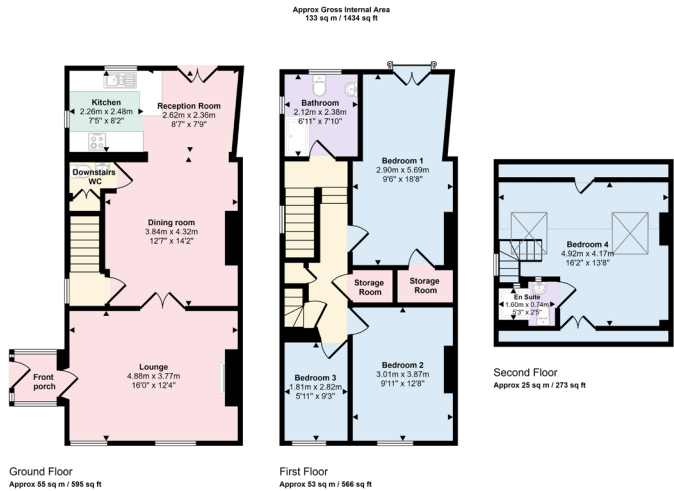
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3611629



28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk



Score	Energy rating	Current	Potential
92+	A		10
81-91	B		
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS

RICS
The mark of
property professionalism

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
- No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
- No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
- These particulars were prepared in January 2025