



2 LOW KILN COURT | BASSENTHWAITE | KESWICK | CA12 4RG

PRICE £325,000



Lillingtons
Estate Agents



SUMMARY

Beautifully positioned just outside the pretty Lakeland village of Bassenthwaite and enjoying breath-taking views to Skiddaw, Ullock Pike and Carl Side, this deceptively spacious middle terrace conversion really is a treat and as it is also within easy reach of the Castle Inn Hotel, Armathwaite Hall Spa, the Lake District Wildlife Park, Lakes Distillery & the Bassenthwaite Lake Station Cafe it will make a perfect second home/holiday let in addition to a main residence! The property is well maintained and includes an entrance hall, a spacious living/dining room, a fitted kitchen/breakfast room, three double bedrooms and a first floor bathroom. The front facing rooms enjoy the wonderful views. The property is set off the road in a cluster of similar homes which share a generous parking area, a cobbled front courtyard, two useful store/boot rooms and a modern bio treatment plant. All boxes are ticked here!

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part glazed door leads into hall with doors to living room and kitchen, stairs to first floor, decorative ceiling beams

LIVING/DINING ROOM

Double glazed double window to front with a view into the courtyard and to the fells, decorative ceiling beams, multi fuel stove, Economy 7 electric night storage heater

KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear, fitted base and wall units with work surfaces, electric hob with oven under, wall mounted extractor fan, single drainer sink unit, space for fridge and washing machine, area for breakfast table, decorative ceiling beams, Economy 7 electric night storage heater

FIRST FLOOR

LANDING

Doors to rooms

BEDROOM 1

A generous room with double glazed window to rear, feature arch from original barn, two decorative beams, Economy 7 electric night storage heater

BEDROOM 2

A double bedroom with double glazed window to front, beautiful views out to Skiddaw and surrounding fells, Economy 7 electric night storage heater

BEDROOM 3

A further double bedroom with double glazed window to rear, sloping ceiling with decorative ceiling beams, Economy 7 electric night storage heater



BATHROOM

Double glazed window to front, panel bath with electric shower unit, pedestal hand wash basin, low level WC. Tiled areas, electric towel rail.

EXTERNALLY

The properties forming the development share a number of amenities. A shared drive leads from the roadside, passing an entrance to a large cobbled courtyard area at the front of each dwelling, and onto a communal parking area laid with stone chippings. Space for property bins, communal bio treatment plant. On the roadside and rear are some garden areas, laid to lawn and with borders plus rear access path. At the back of the building is a lockable communal store with two rooms, and ideal for garden equipment etc.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: D

Tenure: Residents own Freehold. shared communal areas

Services: Mains water and electric are connected, Private communal drainage via bio-treatment plant

Fixtures & Fittings: Carpets, oven and hob.

Broadband type & speed: Standard 8Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

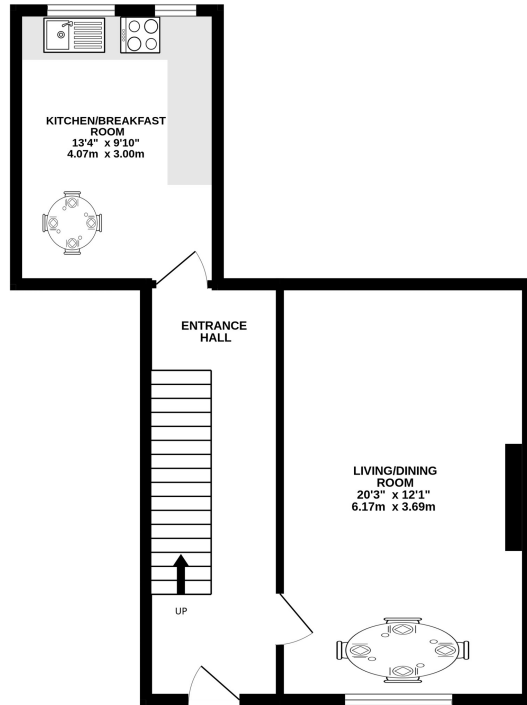
The property is not listed but does lie within the Lake District National Park World Heritage Site

DIRECTIONS

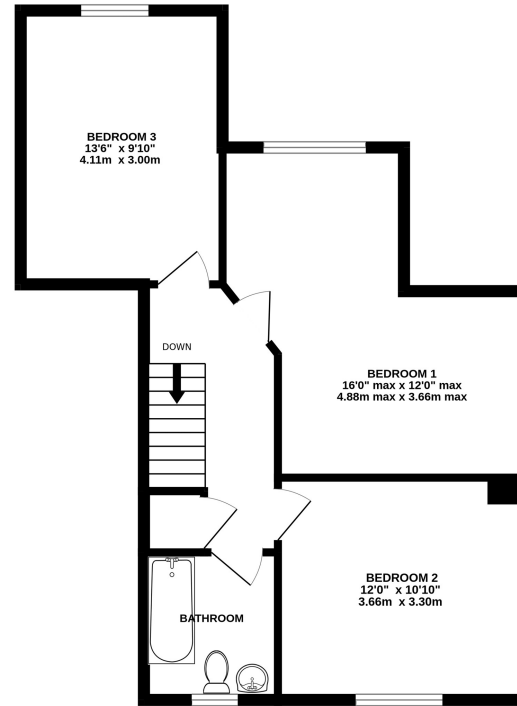
From Keswick take the A591 north passing Dodd Wood and the first turns for Bassenthwaite Village. Continue over a humpback bridge and before reaching the Castle Inn the driveway to Low Kiln Court will be on the right just after a cyclist warning road sign.



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			