

# PFK

Eden Green Guest House, 20 Blencathra Street, Keswick, Cumbria CA12 4HP

Guide Price: £535,000





PRR

## LOCATION

Located close to the centre of Keswick, conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

## PROPERTY DESCRIPTION

An immaculately appointed property, offering potential purchasers the opportunity to acquire a fully operational business, with forward bookings - including many regular, repeat bookings. The guest house accommodation is arranged over three floors, with an ideal layout of private owners accommodation towards the rear, with access from either the main hallway at the front of the property or the rear door through the courtyard. With a lovely traditional entrance hallway with original tiled flooring, guest dining room, kitchen, owners living room, bedroom, dressing room and good sized bathroom. There are five well presented en-suite guest rooms and a private attic bedroom/storage with WC. This superb business has undergone considerable improvements and upgrading, including new windows and heating system, sympathetically blended with the Victorian facade.

## ACCOMMODATION

### Entrance Hallway

1.42m x 0.82m (4' 8" x 2' 8") Stairs to first floor, original tiled flooring, under stairs cupboard, radiator and fitted cupboard.

### Dining Room

3.73m x 3.97m (12' 3" x 13' 0") Bay window to front aspect and two radiators.

### Guest Bedroom 1

3.68m x 2.36m (12' 1" x 7' 9") A double room with window to rear aspect and a radiator. Large overhead cupboard above en-suite.

### En-Suite

2.51m x 0.99m (8' 3" x 3' 3") Shower cubicle with mains shower, wash hand basin, WC and electric towel rail.

### Kitchen

3.47m x 3.68m (11' 5" x 12' 1") Window to side aspect, a range of matching wall and base units, complementary worktop, tiled splashback, stainless steel sink and drainer with mixer tap, double oven with hob and extractor over, freestanding fridge freezer, space for a dishwasher and central island with seating.

### Owners Sitting Room

3.33m x 3.66m (10' 11" x 12' 0") Door and windows to side aspect and stairs to first floor.

## FIRST FLOOR

### Half Landing

1.08m x 2.29m (3' 7" x 7' 6") Door into owners accommodation

### Owners Bathroom

2.42m x 2.59m (7' 11" x 8' 6") Obscured windows to side aspect, WC, wash hand basin, shower cubicle with mains shower and heated towel rail.

### Owners Bedroom

4.35m x 3.72m (14' 3" x 12' 2") Window to side aspect and a radiator.

### Dressing Room

2.26m x 2.97m (7' 5" x 9' 9") Dual aspect windows to the rear and side, fitted wardrobes, previously used as another bedroom.

### Landing

1.55m x 2.35m (5' 1" x 7' 9") Stairs to second floor and a radiator.

### Guest Bedroom 2

2.39m x 3.49m (7' 10" x 11' 5") Double room with window to rear aspect and a radiator.

### En-Suite

1.16m x 2.00m (3' 10" x 6' 7") Shower cubicle with mains shower, wash hand basin, WC and electric towel rail.

### Guest Bedroom 3/Family Room

3.71m x 5.69m (12' 2" x 18' 8") Bay window to front aspect, a further window to front aspect and two radiators

### En-Suite

1.19m x 2.37m (3' 11" x 7' 9") Shower cubicle with mains shower, WC, wash hand basin and electric towel rail.

## SECOND FLOOR

### Landing

2.25m x 1.42m (7' 5" x 4' 8") Window to rear aspect.

### Guest Bedroom 4

2.43m x 3.27m (8' 0" x 10' 9") A double room with window to rear aspect and a radiator.

### En-Suite

1.14m x 1.99m (3' 9" x 6' 6") Shower cubicle with electric shower, wash hand basin, WC and electric towel rail.

### Guest Bedroom 5/Family Room

2.62m x 5.75m (8' 7" x 18' 10") Dual aspect windows to the front and two radiators.

### En-Suite

1.16m x 2.04m (3' 10" x 6' 8") shower cubicle with electric shower, WC, wash hand basin and electric towel rail.

## THIRD FLOOR

### Private Attic Bedroom

2.53m x 4.44m (8' 4" x 14' 7") Accessed via stairs from the second floor landing with dormer window to rear aspect and under eaves storage.

### WC

2.15m x 1.11m (7' 1" x 3' 8") WC and wash hand basin.

## EXTERNALLY

### Outside Area

To the front are steps to the front door, bench seating in front of the bay window and mature planting to the traditional slate wall.

To the rear is an enclosed courtyard with access to the Utility Room.

### Utility Room

1.24m x 3.84m (4' 1" x 12' 7") Space for washing machine, dryer and fridge freezer.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is Freehold.  
The EPC is B

### 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.

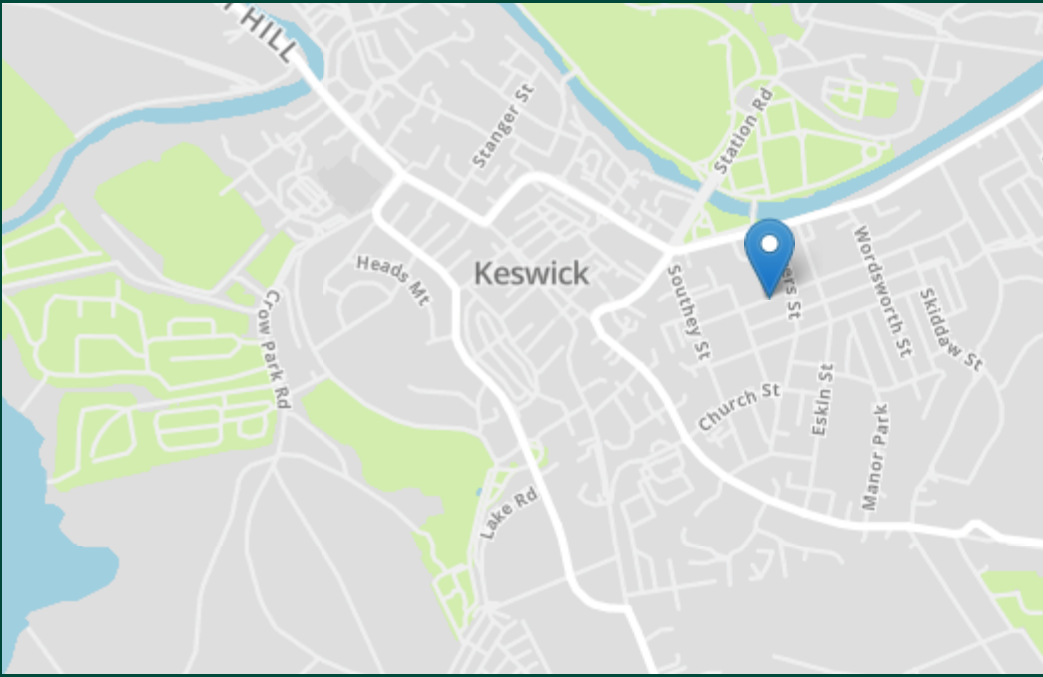
## SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and fully double glazed. Telephone line and internet 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 the Keswick office, head along Southey Street taking the second left on to Blencathra Street. Proceed along this street where the property can be found a short distance on the right hand side.





**Energy Performance Asset Rating**

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**48** This is how energy efficient the building is

**PFK**

Approximate total area<sup>0</sup>  
2186.22 ft<sup>2</sup>  
203.11 m<sup>2</sup>

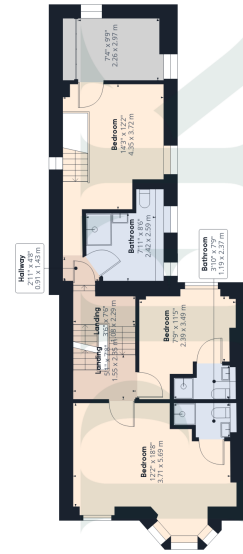
Reduced headroom  
43.42 ft<sup>2</sup>  
4.03 m<sup>2</sup>

Excluding balconies and terraces

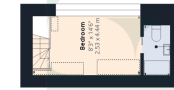
E: Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for plan or for illustrative purposes only.

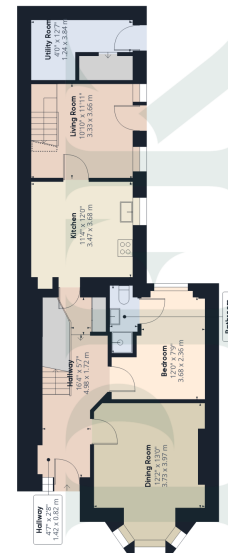
GIRAFFE360



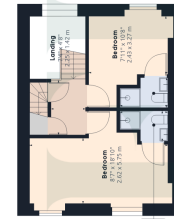
Floor 1



Floor 3



Floor 0



Floor 2