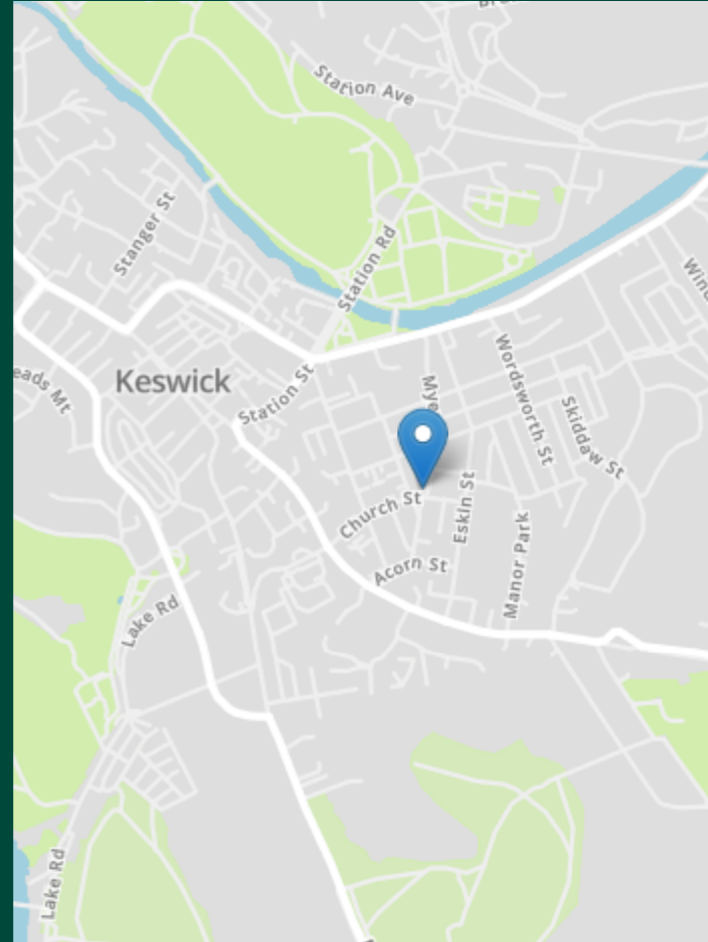


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- Living Room: 10'10" x 14'11" (3.32 x 4.56 m)
- Kitchen: 9'5" x 8'7" (2.88 x 2.63 m)
- Laundry Room: 4'0" x 3'11" (1.23 x 1.20 m)
- Entry: 2'10" x 4'9" (0.87 x 1.47 m)
- Hallway: 3'9" x 5'5" (1.16 x 1.66 m)
- Hallway: 4'1" x 3'2" (1.25 x 0.98 m)

Floor 1

- Bedroom: 14'2" x 9'3" (4.33 x 2.84 m)
- Landing: 6'5" x 3'8" (2.58 x 0.92 m)
- Bathroom: 6'0" x 5'8" (1.83 x 1.73 m)
- Hallway: 3'3" x 5'8" (1.31 x 1.75 m)

Floor 2

- Bedroom: 16'4" x 14'5" (4.98 x 4.40 m)

Approximate total area*

827.31 ft²
76.86 m²

Reduced headroom

1462.49 ft²
12.62 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Corner Cottage, 1 Myers Street, Keswick, Cumbria, CA12 4DU

- Freehold
- Two bedrooms
- Lakeland Fell views
- EPC band D
- Original features
- Successful holiday let
- Council Tax - Assessed for business rates
- Modernised throughout

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;
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017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

Located in the heart of Keswick with stunning views over the town and surrounding lakes and fells. The property is just a short, relatively flat walk from the town centre with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

PROPERTY DESCRIPTION

A pretty stone fronted cottage, modernised throughout, with recently fitted sash windows, yet retaining lovely original cottage features, like the stone fire surround and stone flooring. The accommodation, which is beautifully presented, briefly comprises entrance porch, sitting/dining room and modern kitchen with utility space. Rear porch with storage at the bottom of the stairs to the first floor, three piece bathroom suite, double bedroom and the on the second floor is another double bedroom, where the Lakeland fell views can really be enjoyed. Situated just a short distance from the town centre and with the advantage of a private outside area to the rear, along with useful storage and boot wash station.

ACCOMMODATION

Entrance Porch

0.87m x 1.47m (2' 10" x 4' 10") Built in storage, coat hooks and stone flooring.

Living/Dining Room

3.32m x 4.56m (10' 11" x 15' 0") Window to front aspect with feature window seat, feature stone fireplace with wood burning stove and tiled hearth, built in storage, space for a dining table, stone flooring and a radiator.

Kitchen

2.88m x 2.63m (9' 5" x 8' 8") Two velux windows, range of matching wall and base units, complementary worktop, eyelevel oven and microwave, electric hob with extractor over, stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher and a radiator.

Utility Room

1.23m x 1.20m (4' 0" x 3' 11") Wall mounted boiler, space for a washing machine, space for a dryer and a radiator.

Inner Hallway

1.16m x 1.66m (3' 10" x 5' 5") Door and window to rear aspect, built in storage cupboard, stone flooring, stairs to first floor and a radiator.

FIRST FLOOR

Landing

2.58m x 0.92m (8' 6" x 3' 0") Window to rear aspect and a radiator.

Bathroom

1.83m x 1.73m (6' 0" x 5' 8") WC, bath with shower attachment, vanity wash hand basin and a heated towel rail.

Bedroom 1

4.33m x 2.84m (14' 2" x 9' 4") Window to front aspect with feature window seat, fitted wardrobe and a radiator.

Inner Landing

1.31m x 1.75m (4' 4" x 5' 9") Window to rear aspect, understairs cupboard and stairs to second floor.

SECOND FLOOR

Bedroom 2

4.98m x 4.40m (16' 4" x 14' 5") Velux windows, built in storage and a radiator.

EXTERNALLY

Yard

Enclosed yard with access onto Myers Street, boot wash station and storage room.

Storage Room

1.25m x 0.98m (4' 1" x 3' 3") With power and light.

ADDITIONAL INFORMATION

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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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

Services: Mains gas, electricity, water and drainage. Gas central heating throughout. Sky TV connected, digital aerial and high speed internet connection. 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 office turn left, heading down Southey Street. Take the fourth turning on the left onto Church Street, crossing over Leonard Street and the property is a short distance on the left hand side on the corner of Myers Street, overlooking Ratcliffe place.

