

14A LAKE ROAD,  
KESWICK

Edwin  
Thompson



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**14a Lake Road,**  
KESWICK, Cumbria, CA12 5BX

## Brief Résumé

Fantastic three bedroom maisonette situated in the heart of Keswick Town Centre. The property benefits from spectacular view, outside terrace and two parking spaces. Currently used as a successful holiday let. Not one to be missed.

### Description

14a Lake Road is in a wonderful position within the town, central to the vibrant restaurant, café and bar scene as well as a short walk to the cinema, Theatre by the Lake and the shores of Derwentwater. Keswick is well known for its friendly atmosphere, local shops and great walking routes as well as many other options for outdoor activities. This property is a great base to enjoy all the Lake District has to offer. The apartment is extremely spacious with high ceilings and large windows in every room, letting in an abundance of natural light. Benefiting from gas central heating and part double glazing.

The property can be found on Lake Road and is situated above Rohan. The front door is to the right of the shop and enters in to a good size private entrance hall with ample room for coat and shoe storage. From here a staircase takes you to the first floor where you enter a stunning lounge/dinner with slate floor, high ceilings and access out onto the rooftop terrace. The lounge is a wonderful space to entertain and blends beautifully into the dining area with a large window looking out onto the town. Returning to the landing and entering the kitchen again, with high ceilings, slate floor and a great range of wall and base units, also with a large window letting in an abundance of natural light. A further staircase from the landing takes you to the second floor where the



master bedroom can be found, a large double bedroom with views of the surrounding fells and an ensuite shower room. Bedroom two and three are double/twin and both have views of the surrounding fells. To complete the second floor is a family bathroom with bath and shower cubicle.

To the outside is a newly installed rooftop terrace from the lounge. There is plenty of room for table and chairs and flower pots. The views from here are stunning looking over to the Catbells fell range as well and Whinlatter and Skiddaw. The property benefits from two parking spaces to the rear of the property.

What3words/// access.brambles.pizzas

**Accommodation:**

## Entrance

Front door enters from Lake Road into:

## Entrance Hall

Space for coats, boots and shoes. Slate tile floor. Two Radiators. Staircase to first floor.

## Landing

Two windows facing the rear on the half landing. Door to storage/airing cupboard. Access to lounge/diner and kitchen. Staircase to second floor.

### Lounge/Diner

Fabulously spacious room with lovely slate floor throughout. High ceilings with coving. Radiator. Door out to the roof top terrace with stunning view of Catbells, and Skiddaw. This room blend in to a great size dining area with a large window looking to the front aspect and to the town. Plenty of room for a large dining table and chairs. Radiator.



## Kitchen

Full range of modern wall, base and draw units with contrasting work tops. One and a half bowl sink and drainer. Part tile splash backs. Integrated electric oven and hob with extractor above. Space for fridge/freezer, washing machine and dishwasher. Recess lights. Slate flooring. Large window to the front aspect looking to the town. Wall mounted gas fired combination boiler.

## Staircase to Second Floor

## Landing

Window to rear with views on the half landing. Loft access. Access to all rooms.

### Master Bedroom

Large double bedroom. Window to front aspect with views of Walla Cragg and Latrigg Fell. Radiator. Door to:

### En-Suite

Walk in shower. WC. Wash hand basin. Tiled to floor and walls. Ladder style radiator. Recess lighting.

## Bedroom Two

Double or twin room. Window to rear with fabulous views of the local fell ranges. Radiator

### Bedroom Three

Double or Twin Room. Window to front aspect with rooftop and fell views. Radiator.



**Bathroom**

Bath. Corner shower cubicle. WC. Wash hand basin. Velux to ceiling. Recess lighting. Tiled to floor and walls. Ladder style radiator.

**Outside**

From the lounge is access out to the newly installed roof top terrace. Plenty of room for table and chairs to dine alfresco whilst taking in the wonderful rooftop and fell views.

The apartment has two parking spaces to the rear of the property.

**Services**

All main's services are connected. Gas fired boiler located in the kitchen.

**Tenure**

Leasehold held on a 999yr lease with 973 years remaining. No maintenance charge or ground rent.

**Agent's Note**

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

**Council Tax**

The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a business Holiday Let.

**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.



**Mobile phone and Broadband services**

CA12 5BX		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](https://signalchecker.co.uk) website



CA12 5BX	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 5BX in the last 12 months:

⬇ Download: 30.6 Mbps

⬆ Upload: 5.4 Mbps

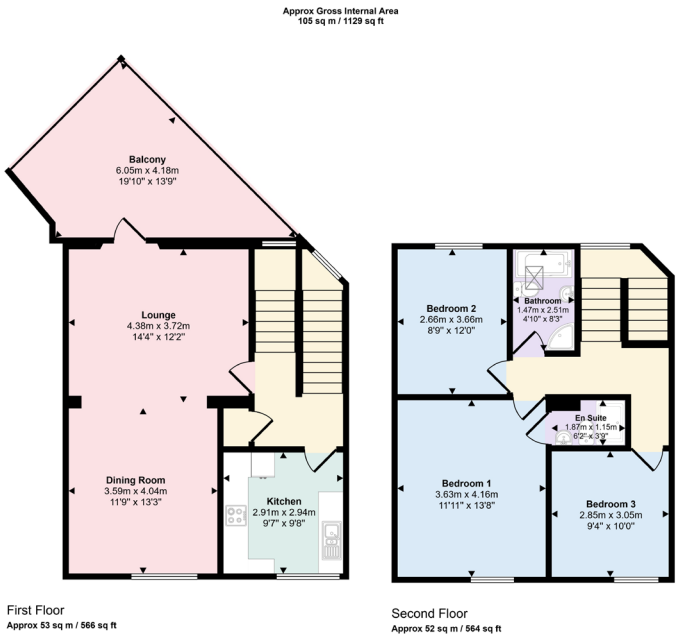
\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website.  
Based on using EE as a provider ONLY

REF: K3736802



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
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