

PINETREES,  
PORTINSCALE, KESWICK

Edwin  
Thompson





PINETREES,  
PORTINSCALE, KESWICK, CUMBRIA, CA12 5RH





### Brief Résumé

Detached, generously proportioned FIVE/SIX bedroomed house built circa 1979 with integral double garage and large gardens in a private residential area having some fine views of the surrounding Lakeland fells. The property does require some updating/modernisation but has been reflected in the asking price. Early inspection strongly advised.

### Description

Pinetrees is a versatile house offering genuinely spacious accommodation which benefits from UPVC double glazing (some triple glazing), and gas fired central heating and hot water. Arranged on two floors which provides a “bungalow” to the first-floor floor with reception lobby and staircase with large picture window down to the lower level. Internal doors give access to the Living Room with splendid views, Sitting Room, Breakfast Kitchen, four bedrooms (master bedroom with en-suite plumbing), and Family Bathroom (four-piece). Lower floor: Inner Hallway with separate entrance door, Sitting Room, Kitchen, Bedroom, Boot Room & Shower Room, Wine Store, Pantry and Double Garage. Outside there is ample off-road parking/driveway, sweeping down to the rear of the house with access to the garage and electrical vehicle charging point. There are large gardens to the front, side, and to the rear with raspberry, blackcurrant and apple trees amongst other established plants, shrubs, trees, and compost area.

The property is situated on a private road in the heart of the popular village of Portinscale, just 1.5 miles from Keswick town centre. The position offers some good views of the surrounding mountains to the front and rear of the house.

This is a fine property, ideal as a main residence/family home, but might also be of interest to those looking for a second home or investment property. The lower floor is suited for separate family accommodation.

Viewing is essential to appreciate the size of the accommodation available and the attractiveness of its location.

### Directions

From Keswick leave the town via Main Street and High Hill to follow the B5289 in a westerly direction. Turn left onto the A66 and take the next left hand turning into Portinscale, proceed over the stone bridge and up the hill past The Farmers Arms and past the turning for High Portinscale on your right-hand side, then take the next right hand turning onto Rickerby Lane. Follow Rickerby Lane around to the left where the property will be found on your left.

### Accommodation

#### Entrance Porch

Entrance door. Door to:



#### Hallway

Warm air outlet. Access to WC, Living Room, Sitting Room, and Breakfast Kitchen. Staircase with large triple glazed window down to lower level.

#### WC

Window. Two-piece suite comprising WC and washbasin. Electric radiator.

#### Living Room

Four triple glazed windows. Gas fire. Three warm air outlets.

#### Sitting Room

Window. Wood burner. Warm air outlet.

#### Breakfast Kitchen

Window. Base and wall units. Worktop. Space for range cooker. Breakfast bar area. Sink with mixer tap. Warm air outlet.

#### Master Bedroom

Window. Radiator. Two warm air outlets. Door to:

#### En-Suite Area

Triple glazed windows. Plumbing for bathroom suite. Plumbing for radiator.

#### Bedroom Two

Window. Wash hand basin. Warm air outlet.

#### Bedroom Three

Window. Warm air outlet.

#### Bedroom Four

Window. Warm air outlet.

#### Bathroom

Window. Four-piece suite comprising bath, WC, washbasin, and shower cubicle. Radiator.

#### Lower Level

#### Inner Hallway

Separate entrance door. Access to Sitting Room, Kitchen, Bedroom, Boot Room & Shower Room, Pantry, Wine Store and Garage.

#### Sitting Room

Window. Radiator. Warm air outlet.

#### Kitchen

Fitted units. Double sink. Electric oven and hob. Space for fridge. Plumbing for washing machine. Space for dryer. Airing cupboard housing Worcester boiler and hot water tank. Warm air outlet.

#### Bedroom 5

Window. Warm air outlet.

#### Boot Room & Shower Room

Window. Three-piece suite comprising WC, washbasin, and shower cubicle. Radiator. Warm air outlet.

#### Pantry

With light and power

#### Wine Store

With light and power.

#### Double Garage

Integral double garage with up-and-over door, power and lighting installed.

#### Outside

To the front of the property is a gated driveway providing ample room for off-road parking, sweeping down to the rear to further parking and access to the garage. Lawn area to front

To the rear is a large sized, pleasant garden enclosed by fencing and featuring some mature specimen shrubs and trees and is laid mostly to lawn.

#### Services

All mains' services are connected. The gas boiler in the lower floor Kitchen supplies a warm air system supplying almost every room, plus additional radiators.

#### Agents notes

The land to the rear cannot be used as a building plot.

Our clients inform Edwin Thompson the solar panels generate electricity and hot water.

The property was affected by water ingress in 2015. Remedial action since undertaken.

#### Council Tax

Our client informs Edwin Thompson who identifies the property as being within Band G, and the total Council Tax payable for the year 2022/23 as being £3,568.09

#### Offers

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

#### Viewing

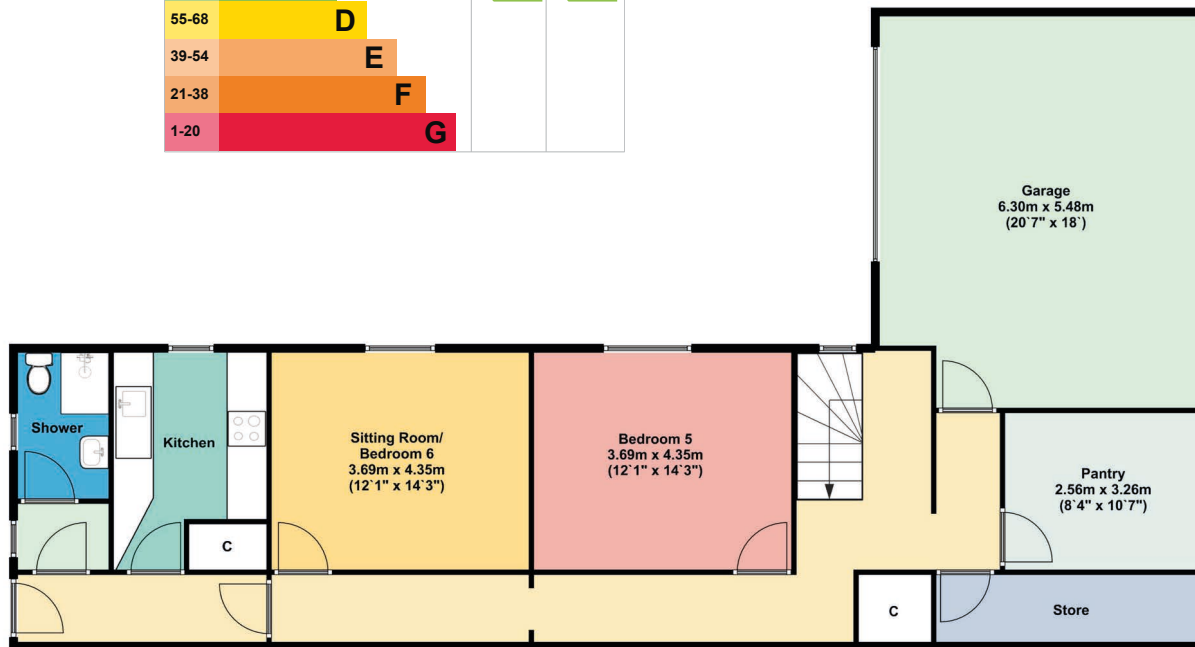
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3126237

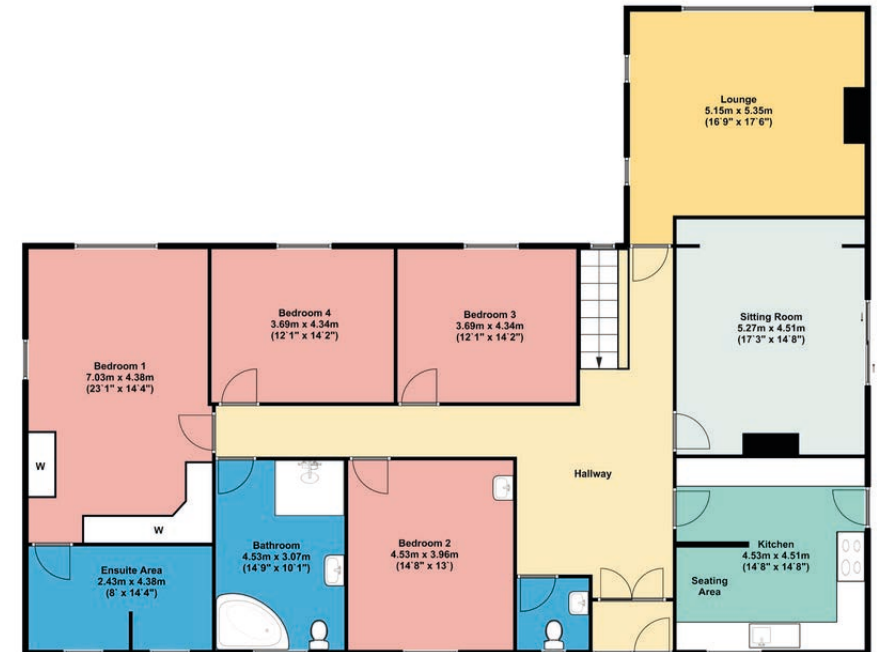




Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Ground Floor  
Approx. 99.85 Sq meters (1075.00 sq feet)



First Floor  
Approx. 221.00 Sq meters (2379.00 Sq feet)



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