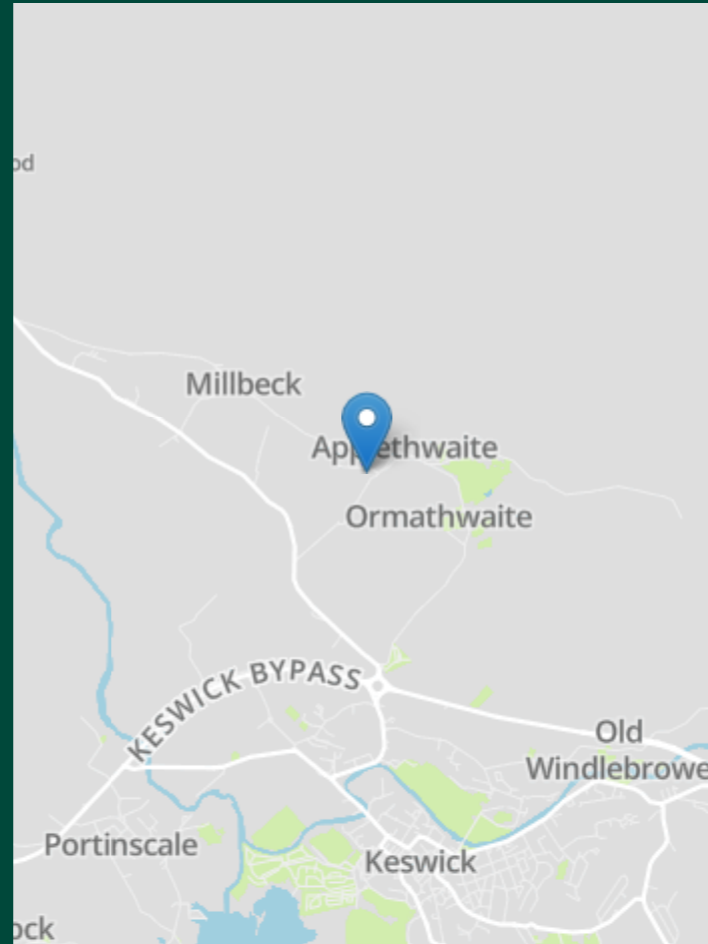


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 - Building 1

- Bedroom 2: 13'3" x 9'7" (4.05 x 2.92 m)
- Bedroom 1: 12'8" x 13'1" (3.88 x 3.99 m)
- Bedroom 4: 13'4" x 15'3" (4.07 x 4.67 m)
- Bedroom 3: 11'2" x 15'4" (3.42 x 4.68 m)
- Living Room: 18'7" x 11'10" (5.67 x 3.63 m)
- Dining Room: 11'4" x 10'3" (3.46 x 3.14 m)
- Kitchen: 13'1" x 10'4" (3.99 x 3.16 m)
- Bathroom: 7'0" x 7'4" (2.13 x 2.24 m)
- Hallway: 5'7" x 7'3" (1.70 x 2.23 m)
- Hallway: 5'10" x 9'5" (1.78 x 2.87 m)
- Open Hallway: 13'0" x 11'10" (3.97 x 3.61 m)
- Hallway: 2'6" x 7'5" (0.77 x 2.28 m)

Floor 1 - Building 1

- Bathroom: 13'1" x 4'11" (4.00 x 1.50 m)

PFK

Approximate total area**

845.80 sq ft / 78.05 sq m

(**Including balconies and terraces)

While every effort has been made to ensure accuracy, all measurements are approximate and should not be relied upon for legal purposes. The floor plan is for illustrative purposes only.

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Stelvio, Appethwaite, Keswick, Cumbria, CA12 4PN

- Detached Dormer Bungalow
- Delightful Gardens
- Tenure - Freehold
- 4 Bedrooms
- Living Room/Dining Room
- EPC Rating - F
- Panoramic Lakeland Fell Views
- Detached Double Garage
- Council Tax - Band G

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- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

The sought after village of Applethwaite is a small hamlet situated at the foot of Skiddaw, just over one mile from Keswick town centre, and within a short distance of the A66 to Cockermouth and Penrith. Keswick has a range of amenities including a variety of shops, hotels, restaurants, pubs, cinema, and other tourist related businesses and facilities, together with the renowned Theatre by the Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

A substantial property which sits perfectly in a stunning, elevated setting, commanding a prominent position in a tranquil, sought after location nestling beneath Skiddaw. This is a wonderful opportunity to purchase a detached, spacious home, complemented by delightful gardens and with outstanding, south facing, panoramic views of dramatic Lakeland scenery.

Accommodation briefly comprises spacious hallway, living room/dining room - an L shaped, light room with stunning views from large picture windows, fitted kitchen, utility, two double bedrooms and a bathroom to the ground floor. Stairs from the hallway take you up to the first floor where there are two further double bedrooms, a shower room and an open hallway ideal for use as an office/craft room.

Externally, there is ample parking and a detached double garage. The wonderful garden area has an abundance of mature shrubs, trees and colourful perennial plants and offers the most spectacular views from the sitting area at the front. The rear garden is expansive, predominantly laid to lawn with mature borders.

Whilst some modernisation is required, viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Hallway

1.78m x 2.87m (5' 10" x 9' 5") Accessed via part glazed door with side panel. Radiator, doors to all rooms and stairs to first floor.

Open Plan Living/Dining Room

Living Room - 5.67m x 3.63m (18' 7" x 11' 11")
Dining Room - 3.46m x 3.14m (11' 4" x 10' 4")

A large, open plan, L shaped room with three picture windows to the front and side elevations offering fantastic views of the Lakeland fells. Three radiators and space for a large dining table.

Kitchen

3.99m x 3.16m (13' 1" x 10' 4") Fitted with matching wall and base units with complementary worktop, tiled splash back and 1.5 bowl sink and drainer with mixer tap. Eye level oven, electric hob with extractor over, integrated fridge and large larder cupboard. Window to rear elevation overlooking the garden and door leading to the rear of the property.

Bedroom 1

3.88m x 3.99m (12' 9" x 13' 1") A dual aspect bedroom with large picture window to the front elevation enjoying stunning views of the Lakeland fells, second window to the side elevation, and a radiator.

Bathroom

2.13m x 2.24m (7' 0" x 7' 4") Fitted with four piece suite comprising shower cubicle with mains powered shower, high rise bath, WC and wash hand basin set in vanity unit with shelves and cupboards. Obscure window to the side elevation, chrome heated towel rail and tiled walls and floor.

Bedroom 2

4.05m x 2.92m (13' 3" x 9' 7") With window to rear elevation overlooking the garden, radiator and uPVC door giving access to the side of the property.

FIRST FLOOR

Hallway

0.77m x 2.28m (2' 6" x 7' 6") Large, built in storage cupboard with hanging rail.

Bedroom 3

3.42m x 4.68m (11' 3" x 15' 4") With window to the side elevation and additional borrowed light from the stairs through obscured glass panel. Radiator and under eaves storage cupboard.

Open Hallway

3.97m x 3.61m (13' 0" x 11' 10") This space would make an ideal office area. Velux window and radiator.

Bedroom 4

4.07m x 4.67m (13' 4" x 15' 4") Window to the side elevation, radiator and two under eaves storage cupboards.

Shower Room

4.00m x 1.50m (13' 1" x 4' 11") Fit with three piece suite comprising shower cubicle with electric shower over, WC and pedestal wash hand basin. Radiator, Velux window and under eaves storage.

EXTERNALLY

Detached Double Garage

4.88m x 5.04m (16' 0" x 16' 6") With up and over door, two windows to side elevation, lighting, power and a pedestrian door to the side.

Utility Room

