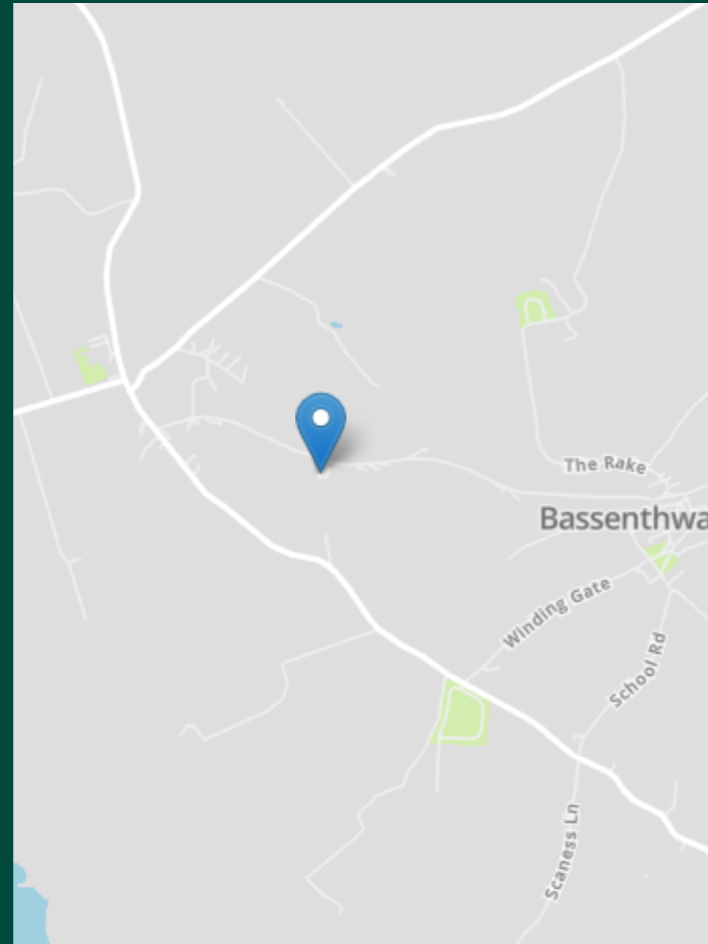


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Approximate total area*
987.05 ft²
91.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Mountain View, Bassenthwaite, Keswick, Cumbria, CA12 4RG

- Detached bungalow
- Elevated views
- EPC Rating - F
- Council tax band F
- Good size garden
- Freehold
- Potential to extend (STPP)

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

Situated in an idyllic setting with wonderful views close to Bassenthwaite village. The village has a primary school, public house and transport links to Keswick and Cockermouth. Bassenthwaite is within the World Heritage Site of the Lake District National Park and is close to the lake with its fishing and sailing facilities. Bassenthwaite lies equidistant some seven miles from both Keswick and Cockermouth with easy transport access via the A66.

PROPERTY DESCRIPTION

Mountain View is a well presented detached bungalow sat in lovely elevated grounds, with far reaching views of the Lakeland fells. The accommodation is well proportioned, with good sized rooms, all flowing nicely around a central hallway, briefly comprises entrance porch with WC, kitchen/breakfast room, dining room with sliding doors to a stone paved seating area, sitting room, three bedrooms and a family bathroom. There is a single garage, store/boiler room and a graveled driveway to the front.

All within a short drive of Keswick or Cockermouth town for all amenities.

ACCOMMODATION

Entrance Porch

0.97m x 2.29m (3' 2" x 7' 6") Accessed at the side of the property.

Hallway

1.46m x 0.88m (4' 9" x 2' 11") Storage cupboard and a radiator.

WC

Window to side aspect and a WC.

Kitchen

3.52m x 3.30m (11' 7" x 10' 10") Window to front aspect, a range of matching wall and base units, complementary worktop, tiled splashback, stainless steel sink and drainer with mixer tap, oven, electric hob with extractor over, breakfast bar, integrated fridge, two fitted storage cupboards and a radiator.

Dining Room

2.67m x 2.81m (8' 9" x 9' 3") Sliding door to rear aspect, radiator and obscured window into sitting room.

Sitting Room

5.60m x 3.06m (18' 4" x 10' 0") Window to rear aspect, feature fireplace with electric fire set on slate hearth with stone surround and wooden mantle, radiator and obscured window into the hallway.

Inner Hallway

4.72m x 0.91m (15' 6" x 3' 0") Fitted cupboard, loft hatch, door to front aspect and a radiator.

Bedroom 1

3.49m x 3.72m (11' 5" x 12' 2") Double bedroom with window to rear aspect and a radiator.

Bedroom 2

2.55m x 3.31m (8' 4" x 10' 10") Window to side aspect and a radiator.

Bathroom

1.71m x 2.55m (5' 7" x 8' 4") Obscured window to side aspect, WC, bath, wash hand basin, shower cubicle with electric shower and a radiator.

Bedroom 3

2.49m x 2.28m (8' 2" x 7' 6") Window to front aspect and a radiator.

EXTERNALLY

Gardens and Parking

Leading to the property is a gravelled sweeping driveway providing ample parking. To the front is a large lawn interspersed with mature trees and shrubs all enclosed with beech hedging. To the rear is a raised stone patio providing a lovely seating area to enjoy the fantastic fell views, steps lead down to the lawn with fenced border.

Garage

Attached single garage with up and over door, light and power.

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 : Naphens 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

Services: Mains electricity, water & drainage; oil fired central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/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 PFK office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle and continue on to the A591. Just before Castle Inn take the right hand turn signposted North Row, continue along this road where the property can be found a short distance along on the right hand side.

