

# PFK

Thirnbeck, Portinscale, Keswick, Cumbria CA12 5RD

Guide Price: £725,000





## LOCATION

Portinscale is a delightful village offering all of the Lake District charm and views. There is a strong sense of community in the village and it also has excellent facilities, for example a village hall, café/restaurant and marina. It is a short off road walk into Keswick, and Portinscale is set back from the A66. It is an easy commute to a number of surrounding villages and towns including Keswick, Cockermouth, Grasmere, Penrith and the M6.

## PROPERTY DESCRIPTION

Located in the centre of this renowned Lakeland village, commanding a prominent position with double bay windows overlooking Derwentwater and the surrounding Lakeland fells. Recently renovated, with modern insulation, creating a bright and light home with an open flowing living space, in well proportioned rooms. An imposing residence with impressive open plan living space yet, at the same time, highly manageable making a delightful home complemented by a garden to the side, seating to the front and parking for up to three cars. This is an exceptional opportunity to purchase a picturesque residence in this sought after village location.

## ACCOMMODATION

Entrance Porch

Entrance Hallway

1.45m x 3.53m (4' 9" x 11' 7") Stairs to first floor, understairs cupboard with shelving and a radiator.

Sitting Room

3.99m x 3.62m (13' 1" x 15' 10") Bay window to front aspect with fell views and two radiators.

Dining Room

3.17m x 4.82m (10' 5" x 15' 10") Bay window to front aspect with fell views, fitted storage cupboard, two radiators and glass doors into kitchen/diner.

Kitchen/Diner

4.14m x 6.89m (13' 7" x 22' 7") A light dual aspect room with a range of matching wall and base units with complementary worktop with upstand, eye level oven, gas hob, stainless steel sink and drainer with mixer tap, integrated under counter fridge, dishwasher, three radiators, roof light and doors into boot room and pantry.

Further Kitchen

3.02m x 2.97m (9' 11" x 9' 9") Breakfast bar with under counter cupboards, window to rear aspect, radiator and door into hallway.

Pantry

3.21m x 2.37m (10' 6" x 7' 9") A range of matching wall and base units with complementary worktop, space for fridge freezer and velux window.

Boot Room

2.31m x 2.96m (7' 7" x 9' 9") Dual aspect windows to front and side, door to front aspect and a radiator.

Bathroom

2.32m x 1.15m (7' 7" x 3' 9") Obscured window to side aspect, bath with electric shower over, wash hand basin and WC.

Utility/Boiler Room

3.98m x 3.06m (13' 1" x 10' 0") Window to rear aspect, fitted cupboard, boiler and plumbing for washing machine.

FIRST FLOOR

Half Landing

With feature stain glass window to the rear.

Landing

3.02m x 1.96m (9' 11" x 6' 5") Loft hatch and skylight.

Shower Room

Obscure window to rear aspect, shower cubicle with electric shower, WC and wash hand basin.

Bedroom 1

3.22m x 4.81m (10' 7" x 15' 9") Bay window to front aspect with stunning lake and fell views, fitted wardrobes, wash hand basin, radiator and door into Jack and Jill En-Suite.

#### Jack & Jill En-Suite

2.15m x 3.03m (7' 1" x 9' 11") Bath with electric shower over, WC, wash hand basin in vanity unit with fitted storage and a radiator.

#### Bedroom 2

3.04m x 2.58m (10' 0" x 8' 6") Window to front aspect and a radiator.

#### Bedroom 3

3.14m x 4.80m (10' 4" x 15' 9") Bay window to front aspect with stunning fell and lake views and a radiator.

#### Bedroom 4

3.01m x 2.93m (9' 11" x 9' 7") Window to side aspect with window seat and a radiator.

#### EXTERNALLY

##### Gardens and Parking

To the front is a gravelled seating area enclosed by beech hedging. To the side of the property is a lawn area with mature shrub borders, paved patio ideal for sitting out, raised beds and a shillied area for parking up to three cars.

#### ADDITIONAL INFORMATION

##### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

#### 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; 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

Mains electricity, water and drainage. Gas central heating and double glazing installed. Please note - the mention of any appliances and/or services within these sale particulars does not imply that they are in full and efficient working order.

Council Tax: Band G


Viewing: Through our Keswick office, 017687 74546.

Directions: From Keswick, proceed out of the town towards the A66. Turn left on to the A66 and proceed approximately half a mile. Turn left signposted Portinscale. Proceed over the bridge, round a right hand bend past the Farmers Arms down to a sweeping right hand bend. The property is located in an elevated position on the left hand side of the road, before the road bends around to The Challet.






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

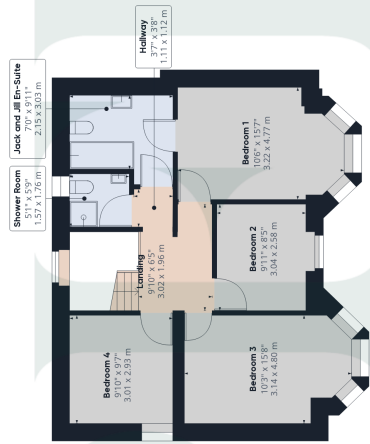


**Approximate total area<sup>(1)</sup>**  
1907.33 ft<sup>2</sup>  
177.2 m<sup>2</sup>

**Reduced headroom**  
14.41 ft<sup>2</sup>  
1.34 m<sup>2</sup>



**Floor 0**



**Floor 1**

(1) Excluding balconies and terraces

⌄: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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