

PFK

Manor Glen, Ambleside Road, Keswick, Cumbria CA12 4AG

Offers Over £1,250,000





LOCATION

Situated within walking distance of Keswick town centre, amongst some spectacular scenery in the heart of the Lake District National Park. Within this bustling market town there is a wide range of amenities and entertainment including the much respected Theatre by the Lake. Access via major A-roads provides easy commute to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

PROPERTY DESCRIPTION

A wonderfully positioned detached three bedroom 1920's house in this sought after area of the town. Partly modernised, with room for further alterations, subject to planning permission. The lovely surrounding grounds extend to approx 1 acre with detached garage, further parking and car port. For a town centre property, Manor Glen, has a superb elevated position with views to the Lakeland Fells, all within a short, relatively flat, walking distance into the centre of Keswick.

GROUND FLOOR

Entrance porch

3.27m x 1.87m (10' 9" x 6' 2") Windows overlooking the garden

Hallway

3.01m x 2.16m (9' 11" x 7' 1") Stairs to first floor landing and a radiator.

Living room

4.30m x 5.50m (14' 1" x 18' 1") Bay window to front aspect, feature stained glass window to side, feature fireplace with multifuel stove and slate hearth and two radiators.

Dining room

4.56m x 4.03m (15' 0" x 13' 3") Box bay window to front aspect, serving hatch into the kitchen and a radiator

Kitchen

3.92m x 3.07m (12' 10" x 10' 1") Window to side aspect, a range of matching wall and base units, complementary work surfacing, composite sink and drainer with mixer tap, eye level oven, induction hob with extractor over, dishwasher, freestanding fridge freezer and a radiator

Pantry

1.02m x 1.92m (3' 4" x 6' 4") With window to side aspect

Rear Porch

1.25m x 2.49m (4' 1" x 8' 2") Doors to both sides, fitted storage cupboards.

Utility

3.81m x 3.07m (12' 6" x 10' 1") Duel aspect, fitted cupboards, matching base units, stainless steel sink, drainer unit with mixer tap, space for a washing machine, space for a dryer and door to rear.

SECOND FLOOR

Landing

3.85m x 0.95m (12' 8" x 3' 1") Feature stained glass windows on half landing, loft hatch, radiator.

Bedroom

3.96m x 3.08m (13' 0" x 10' 1") Window to side aspect, radiator

Ensuite

1.09m x 3.07m (3' 7" x 10' 1") Window to rear aspect, wash hand basin, WC, shower cubicle with mains shower and a heated towel rail.

Bedroom

3.76m x 4.19m (12' 4" x 13' 9") Currently used as a craft room and study, with window to front aspect and fitted cupboard.

Inner Hallway

1.51m x 2.09m (4' 11" x 6' 10") Window to rear aspect

Bedroom

4.02m x 3.58m (13' 2" x 11' 9") Bay window to front aspect enjoying wonderful elevated surrounding views, window to side aspect, radiator.

Bathroom

2.65m x 2.91m (8' 8" x 9' 7") Window to front aspect, bath, shower cubicle with mains shower, wash hand basin, WC and a radiator.

EXTERNALLY

Gardens

The property boasts an extensive wrap around garden, the rear is mainly laid to lawn with mature shrubs, large trees with an incline to further elevated views up to the boundary. The front is terraced, interspersed with colourful shrubs, in particular Azaleas. With a paved seating area taking full advantage of the fantastic views, rockery, greenhouse and detached garage, car port and driveway with turning space.

Garage

7.36m x 4.32m (24' 2" x 14' 2") Dual aspect, light, power and automatic door

ADDITIONAL INFORMATION

TENURE AND EPC

The tenure is freehold
The EPC is TBC

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 : Napthens 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Keswick office, 017687 74546.

Directions: From the Keswick office, turn right and follow the road on to St Johns Street, continue along St Johns Street on to Ambleside Road passing St Johns Church on the right. The property is just past the turning to Springs Road on the opposite side before heading up the hill to Manor Brow. There is vehicular access to Manor Glen opposite the junction to Springs Road. The property is accessed via the first double wooden gate on the right hand side.







Approximate total area⁽¹⁾
2085.53 ft²
194.03 m²

Reduced headroom
22.5 ft²
2.09 m²

 <p style="text-align: center;">Floor 1 Building 1</p>	 <p style="text-align: center;">Floor 0 Building 2</p>
<p>(1) Excluding balconies and terraces</p> <p>± Reduced Headroom (Below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.</p> <p style="text-align: right;">GIRAFFE360</p>	