

PFK

Rakefoot, North Row, Bassenthwaite, Keswick, Cumbria CA12 4RJ

Rent: £1,200 pcm





LOCATION

Situated in the heart of Bassenthwaite alongside Dash beck and within very easy walking distance of the village pub. 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 Lake lies equidistant some seven miles from both Keswick and Cockermouth with easy transport access via the A66.

PROPERTY DESCRIPTION

A unique live/work home in the heart of the Lake District National Park. The property can either be used as a live/work unit, or could be solely a residential property with Local Occupancy Clause attached. Built in 2013, this is a modern family home with an abundance of light and efficiency expected of a newly built property, with a fabulous studio to work from overlooking the idyllic beck in this rural village setting with separate access, yet connected to the rest of the home. Spacious with sitting room, boot room, kitchen, utility with cloakroom, large studio, three bedrooms one with en suite and a three piece family bathroom. With enclosed garden to the side, balcony overlooking the surrounding Lakeland Fells and ample off road parking.

ACCOMMODATION

Entrance Porch

2.27m x 1.49m (7' 5" x 4' 11") The property is accessed via the front door leading into entrance porch. Window to side aspect, slate floor and access to wood-pellet store.

Living Room

5.49m x 4.05m (18' 0" x 13' 3") With rear aspect patio doors opening onto a decked verandah. Oak flooring, feature biomass pellet stove providing hot water and heating to the rest of the house. Window to front.

Inner Hallway

Stairs to first floor

Kitchen

4.8m x 2.97m (15' 9" x 9' 9") Fitted with matching wall and base units and complementary granite work surfacing incorporating inset sink with mixer tap. Electric hob with extractor over. Oven, space for dishwasher and freestanding fridge freezer. Space for dining table and chairs.

Utility

3.09m x 2.1m (10' 2" x 6' 11") Fitted with wall units and a fitted walk-in cupboard. Space for a washing machine and space for a tumble dryer.

WC

1.37m x 1.23m (4' 6" x 4' 0") Fitted with a two piece suite comprising WC and wash hand basin. Rear aspect obscured window and fitted cupboard housing the hot water tank.

Studio

8.79m x 4.16m (28' 10" x 13' 8") A beautiful light and airy room from all aspects with doors to two sides. Large storage loft over office area. Approved for B1 use as an office or workshop.

FIRST FLOOR

Landing

Velux window

Bedroom 1

5.20m x 3.26m (17' 1" x 10' 8") Dual aspect double bedroom. Radiator.

Ensuite

2.04m x 1.4m (6' 8" x 4' 7") Fitted with a three piece suite comprising shower cubicle with mains shower, WC and vanity unit with wash hand basin. Heated towel rail. Velux window.

Bedroom 2

4.30m x 3.13m (14' 1" x 10' 3") A dual aspect double bedroom with large walk-in wardrobe. Radiator.

Bedroom 3

3.95m x 2.13m (13' 0" x 7' 0") A dual aspect double bedroom with radiator.

Bathroom

2.88m x 1.77m (9' 5" x 5' 10") Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin. Heated towel rail and velux window.

EXTERNALLY

Garden and Parking

To the side of the property is a paved parking area and an enclosed lawned area with wooden decked verandah running along the rear of the property overlooking the river.

MANAGEMENT AND TERMS

Management: this property is not managed by PFK.

Terms: EPC rating: D

Rental: £1,200 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. 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: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. Company RentGuarantor Ltd (guarantor service provider) - 7.5% of the revenue collected by them. 'Mark-Up Values' - PFK receive payment in respect of the following - inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

LETTING DETAILS

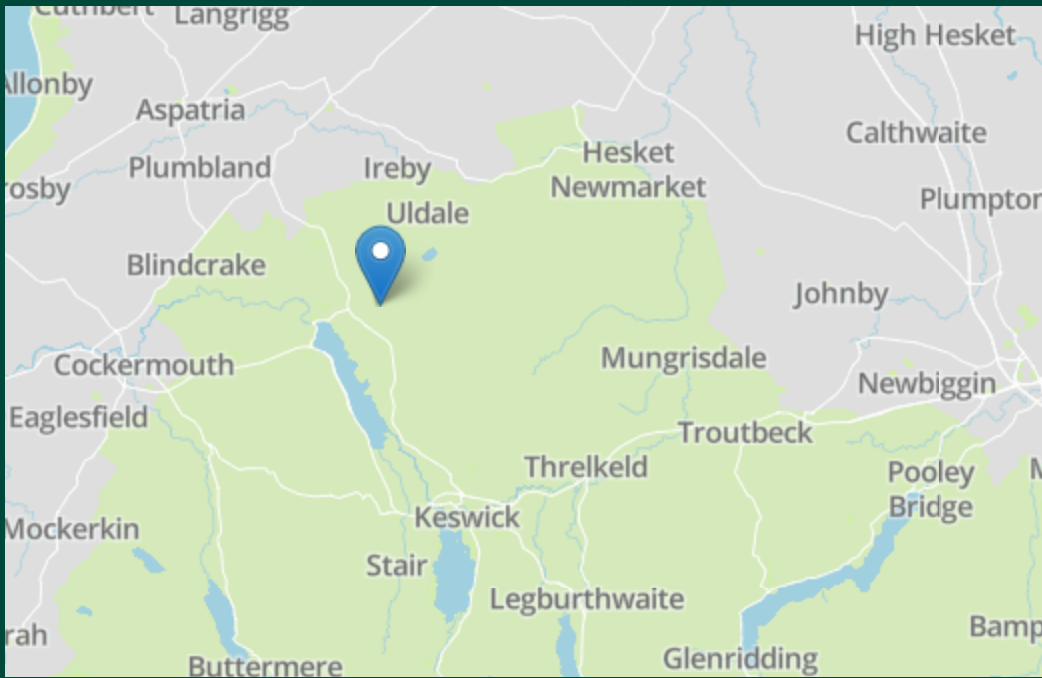
Mains electricity, water and drainage. Downstairs - zoned underfloor heating; upstairs - radiators with room thermostats. Double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Keswick office, 017687 74546.

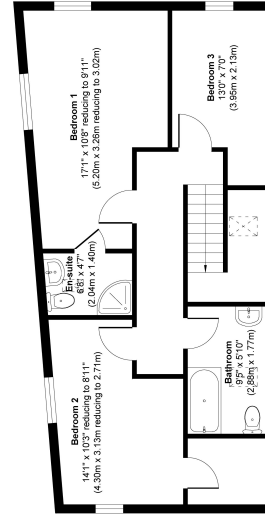
Directions: From our PFK office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle and continue along the A591. At the Chapel Bridge junction turn right towards the village, passing the village hall on your left. On entering the village, bear right through the by the village green and The Narrows. Following the left hand bend passing the Sun Inn, the property is on the left just over the humpback bridge.



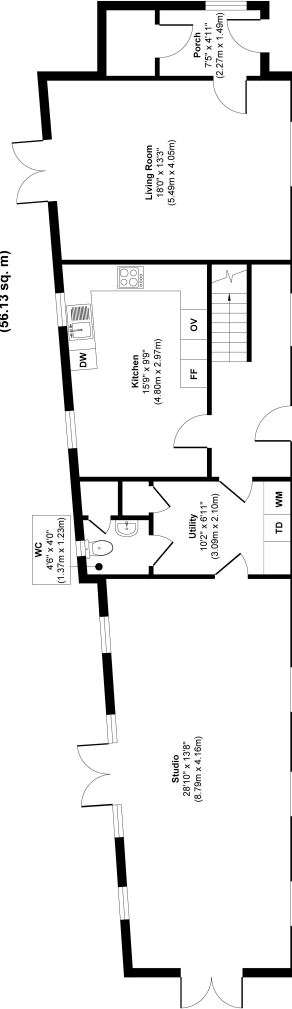


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | 70 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Rakefoot



First Floor
 Approximate Floor Area
 604 sq. ft
 (66.13 sq. m)



Ground Floor
 Approximate Floor Area
 1033 sq. ft
 (95.99 sq. m)

Approx. Gross Internal Floor Area 1637 sq. ft / 152.12 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.