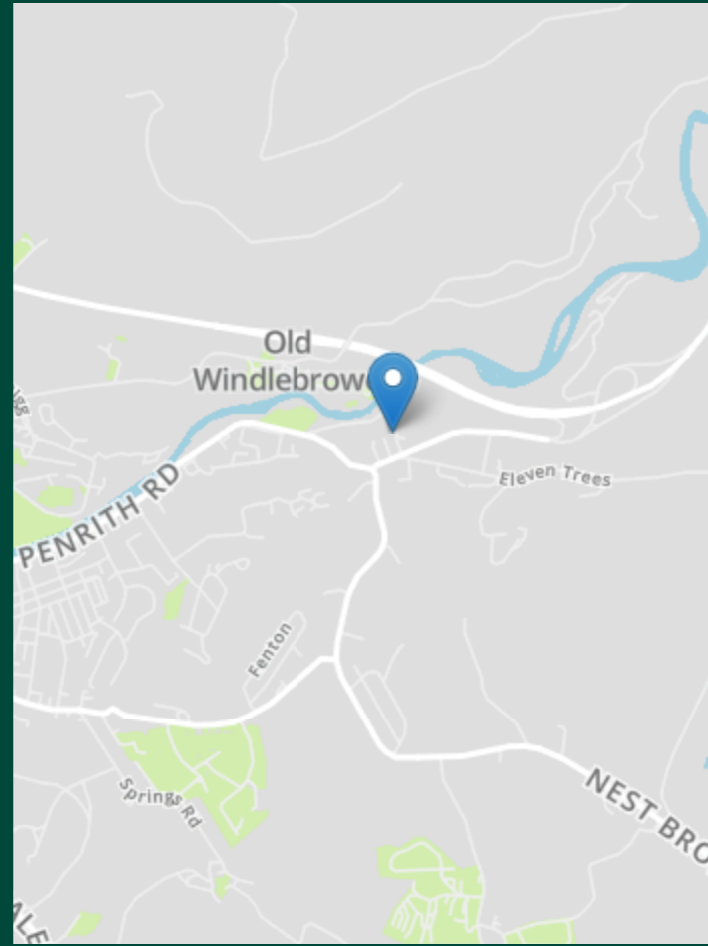


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*

1083.82 ft²
100.69 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



1 Larch Grove, Keswick, Cumbria, CA12 4HJ

- Detached bungalow
- Good sized garden and corner plot
- Tenure: freehold
- Two bedrooms
- Lakeland Fell views
- EPC rating D
- Partly converted garage
- Council Tax: Band D

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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017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

Located close to the centre of Keswick in the heart of the Lake District National Park and conveniently positioned for access to the town's excellent amenities including quality restaurants and pubs, shops, cinema and the Theatre by The Lake. Close to the A591 giving easy access to the central and south lakes, and for those wishing to commute, the A66 is also nearby for access to the M6 and Penrith mainline railway station (around 20 minutes' by car).

PROPERTY DESCRIPTION

A deceptively spacious property on a large corner plot, enjoying lovely views of Latrigg to the rear from a pleasant mature terraced garden. Having been partly altered by the current owner, with the former garage now serving as another bedroom with WC and an extended sunroom/boot room to the side, which could be further altered to take advantage of the great surrounding views. Tucked away in a quiet cul de sac, yet having the advantage of walking distance or short car journey into Keswick town.

ACCOMMODATION

Entrance Hallway

3.97m x 0.97m (13' 0" x 3' 2") Loft hatch and a radiator.

Kitchen

4.23m x 2.85m (13' 11" x 9' 4") Window to front aspect, a range of matching wall and base units, stainless steel sink and drainer with mixer tap, tiled splashback, eye level oven, hob with extractor over, space for dishwasher, washing machine and free standing fridge freezer, radiator and cupboard housing the boiler.

Sunroom/Boot Room

2.11m x 4.82m (6' 11" x 15' 10") With door to garden, space for dryer and a radiator.

Living/Dining Room

3.69m x 7.34m (12' 1" x 24' 1") Triple aspect room with feature focal fireplace and two radiators.

Bathroom

1.80m x 2.25m (5' 11" x 7' 5") Obscured window to front aspect, bath with mains shoer over, WC, wash hand basin and chrome heated towel rail.

Bedroom 1

3.55m x 3.50m (11' 8" x 11' 6") Window to rear aspect, fitted cupboard and a radiator.

Bedroom 2

3.01m x 3.50m (9' 11" x 11' 6") Window to rear aspect and a radiator.

Bedroom 3

2.54m x 5.05m (8' 4" x 16' 7") Window to front aspect and electric radiator.

WC

1.13m x 1.43m (3' 8" x 4' 8") WC and wash hand basin.

EXTERNALLY

Gardens and Parking

To the front is a tarmac drive interspersed with planted borders. Access to the rear ca be made from both sides of the property. There is a paved/shillied area with raised borders adjoining the property and wooden decked area. The lower garden is terraced with a pathway meandering down to the edge of the boundary with access onto the old railway line.

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 : 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

Services: 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.

Viewing: Through our Keswick office, 017687 74546.

Directions: From the Keswick office, turn left onto Station Street and at the junction, head right onto Penrith Road past the fire station and petrol station. Continue past Travis Perkins and up the hill. Turn off to the left onto the Hawthorns and the turning for Larch Grove is on the left, just opposite the turning for Eleventrees.

