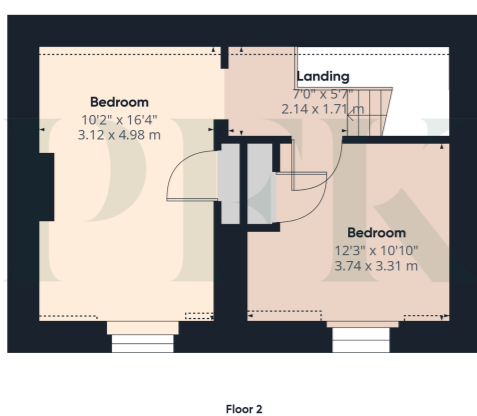
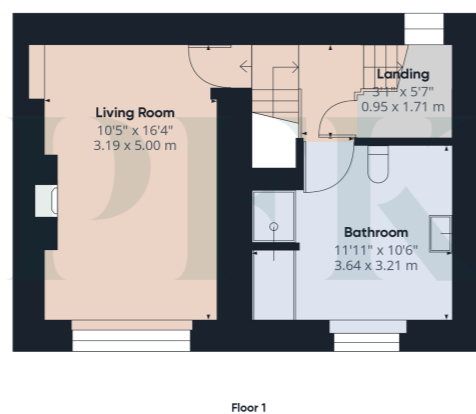
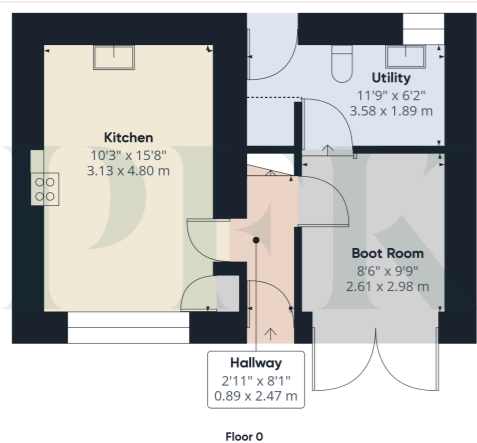
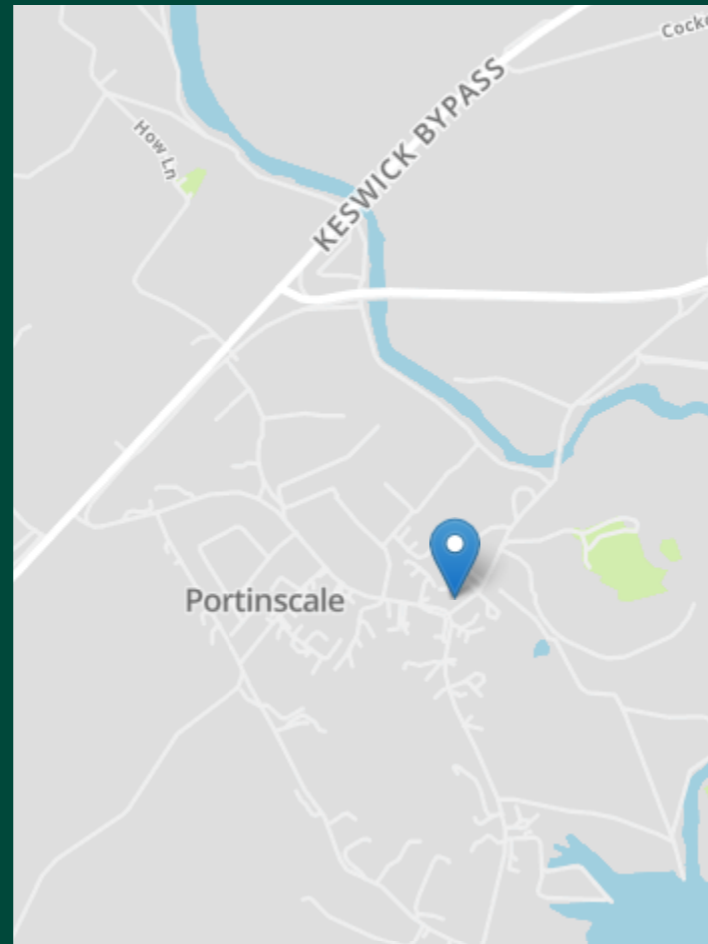


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**PFK**

Approximate total area\*  
1059.6 ft<sup>2</sup>  
98.44 m<sup>2</sup>

Reduced headroom  
23.03 ft<sup>2</sup>  
2.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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## Prospect House, Portinscale, Keswick, Cumbria, CA12 5RD

- 3 bed end terraced
- Popular village location
- EPC rating D
- Immaculately presented & maintained
- Lake & fell views
- Council tax: Band D
- Garden & parking
- Tenure: freehold



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## LOCATION

Portinscale is a delightful village offering all the charm and views of the Lake District. There is a strong sense of community in the village and it also has excellent facilities, including village hall, pub, café/restaurant and marina. It is set back off the A66, and just a short off road walk into Keswick, with an easy commute to a number of surrounding villages and towns including Keswick, Cockermouth, Grasmere, Penrith and the M6 at Junction 40.

## PROPERTY DESCRIPTION

An immaculately presented property in the heart of Portinscale, deceptively spacious over three levels with bright and airy rooms. The stylish, modern accommodation briefly comprises: Practical entrance boot room with utility at the rear, kitchen/dining room overlooking the enclosed garden, an elevated sitting room looking out at the view on the first floor, large bathroom and a further two double bedrooms on the second floor, both with equally pleasant views.

Benefitting from a driveway and low maintenance front garden, a perfect home for modern convenience, blending seamlessly with a traditional house in the Lake District.

## ACCOMMODATION

### Entrance Hallway

0.89m x 2.47m (2' 11" x 8' 1") Radiator, oak flooring and stairs to first floor.

### Boot Room

2.61m x 2.98m (8' 7" x 9' 9") Door to front aspect, slate flooring and a step up into:-

### Utility Room

3.58m x 1.89m (11' 9" x 6' 2") Window to rear aspect, matching base units, stainless steel sink with mixer tap, space for washing machine, WC, wall mounted boiler, space for a freezer and space for a dryer.

### Kitchen

3.13m x 4.80m (10' 3" x 15' 9") Window to front aspect, matching base units with slate worktop and upstand, Rangemaster, fridge, dishwasher, inset sink with stainless steel mixer tap, fitted cupboard with oak door, oak flooring and a radiator.

## FIRST FLOOR

### Landing

0.95m x 1.71m (3' 1" x 5' 7") Fitted cupboard and stairs to second floor.

### Living Room

3.19m x 5.00m (10' 6" x 16' 5") Window to front aspect with views towards the Lakeland fells, solid oak flooring, oak feature window seat, feature fireplace with inset multi fuel stove and slate hearth, inset shelving and a radiator.

### Bathroom

3.64m x 3.21m (11' 11" x 10' 6") Window to front aspect, WC, bath, shower cubicle with mains shower, wash hand basin, heated towel rail and oak flooring.

## SECOND FLOOR

### Half Landing

Window to rear aspect.

### Landing

2.14m x 1.71m (7' 0" x 5' 7") Two velux windows.

### Bedroom 1

3.74m x 3.31m (12' 3" x 10' 10") Window to front aspect with views towards Derwentwater and the surrounding fells, fitted shutters, fitted cupboard and a radiator.

### Bedroom 2

3.12m x 4.98m (10' 3" x 16' 4") Window to front aspect with views towards Derwentwater and the surrounding fells, fitted shutters, fitted cupboard and a radiator.

## EXTERNALLY

### Gardens and Parking

Driveway with elevated enclosed garden alongside. Patio for seating, cottage garden with mature hostas, hedging and mixed perennial boarder.

## ADDITIONAL INFORMATION

### 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.

## 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, head along High Hill towards the A66, turn left towards Cockermouth, and take the first left into Portinscale, passing the Farmers Arms on the left. Continue through the village and the property can be found on the left hand side, almost on the bend before The Chalet.

