

PFK

8 Borrowdale Road, Keswick, Cumbria CA12 5DE

Guide Price: £825,000





PLK

LOCATION

Situated within Keswick town centre in the heart of the Lake District National Park. Within the town there are a wide range of amenities and entertainment including the renowned Theatre by the Lake, library, post office, supermarkets, churches and schools. Access via major A-roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6)

PROPERTY DESCRIPTION

Orchard House is a family home of both style and substance; a spacious Victorian five bedroom (two ensuite), having been tastefully restored by the current owners, this wonderful property is in the popular area known as The Plosh in the very heart of Keswick town centre with pleasant views towards the Lake District fells enjoyed particularly from the rear balcony.

The accommodation is well proportioned, seamlessly blends character charm and modern convenience, and briefly comprises entrance hall with original tiled flooring, two reception rooms with statement fireplaces and one having a delightful feature window seat enjoying the views of the garden and fells beyond, bathroom, two ensuite bedrooms on the first floor, a further three bedrooms and bathroom on the second floor. On the lower ground floor is an impressive modern kitchen dining room making a lovely area to entertain and socialise, utility and rear porch.

The external area is no less impressive than the beautiful interior; a good sized garden, rarely seen in this location, with ample off road parking, via the archway to the left of the property from the front, useful brick outhouse, patio areas ideal for sitting out al fresco, all enjoying surrounding Lakeland Fell views.

ACCOMMODATION

Entrance Vestibule

1.36m x 1.54m (4' 6" x 5' 1") With patterned stained glass door into:-

Hallway

3.29m x 1.55m (10' 10" x 5' 1") Stairs to first floor, tiled flooring and balustrade to lower ground floor.

Reception Room 1

3.79m x 3.81m (12' 5" x 12' 6") Bay window to front aspect, feature fireplace with wooden surround, slate hearth and a radiator.

Reception Room 2

3.97m x 3.36m (13' 0" x 11' 0") Bay window to rear aspect with feature window seat and views of Catbells and Grisedale Pike, fitted cupboards, feature fireplace with cast iron open fire, wooden surround and polished slate hearth, wooden flooring throughout and a radiator.

Bathroom

1.87m x 1.87m (6' 2" x 6' 2") Window to rear aspect, bath with electric shower over, wash hand basin, WC and a radiator.

LOWER GROUND FLOOR

Dining Room

3.92m x 4.24m (12' 10" x 13' 11") Tiled flooring, fitted cupboards, door and window to rear porch and a radiator.

Utility Room

1.76m x 1.87m (5' 9" x 6' 2") Window to rear aspect, matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, space for a dryer and space for washing machine.

Kitchen/Breakfast Room

3.75m x 4.82m (12' 4" x 15' 10") Window to front aspect, a range of matching wall and base units with complementary Broughton Moor slate worktop, AGA, deep set ceramic sink with stainless steel mixer tap, space for a dishwasher and freestanding fridge freezer, floor to ceiling fitted cupboards, radiator, central island incorporating an oven and seating.

Rear Porch

1.27m x 1.53m (4' 2" x 5' 0") Stone flooring and door to rear garden.

FIRST FLOOR

Half Landing

Door to balcony with tiled flooring, metal railings, a wonderful viewpoint for the garden and surrounding Lakeland Fells.

Landing

3.28m x 1.97m (10' 9" x 6' 6") Stairs to second floor.

Bedroom 1

3.96m x 3.35m (13' 0" x 11' 0") Window to rear aspect with views towards Catbells and Grisedale Pike, feature cast iron fireplace with wooden surround and a radiator.

En-Suite

1.12m x 2.21m (3' 8" x 7' 3") Window to side aspect wash hand basin, WC, shower cubicle with electric shower and a radiator.

Bedroom 2

2.74m x 3.70m (9' 0" x 12' 2") Windows to front aspect, fitted wardrobes and a radiator.

En-Suite

1.85m x 1.89m (6' 1" x 6' 2") Window to side aspect, bath with mains shower over, WC, wash hand basin and heated towel rail.

SECOND FLOOR

Half Landing

Original stained glass window with views towards Catbells and Grisedale Pike.

Landing

2.59m x 1.33m (8' 6" x 4' 4")

Bedroom 3

3.20m x 3.38m (10' 6" x 11' 1") Dormer window to rear aspect with views towards Catbells and Grisedale Pike, under eaves storage, feature cast iron fireplace and a radiator.

Bedroom 4

3.97m x 2.81m (13' 0" x 9' 3") Window to front aspect, fitted under eaves cupboard, feature cast iron fireplace and a radiator.

Bedroom 5

2.97m x 2.55m (9' 9" x 8' 4") Window to front aspect and a radiator

Bathroom

2.61m x 1.47m (8' 7" x 4' 10") Velux window, shower cubicle with mains shower, wash hand basin, WC and a heated towel rail.

EXTERNALLY

Garden and Parking

To the front is a low stone wall with wrought iron fencing, steps leading down the side of the property to the rear. The enclosed rear garden has a lawn area to the middle which is interspersed with planted borders, mature honeysuckle archway separates the garvelled parking area which also has a wooden gate and storage shed. Adjoining the property is a Lakeland stone terraced seating area surrounded by shrubs, lavender, climbing plants, an assortment of pretty colourful pots, hanging baskets, window boxes and a useful brick outbuilding with slate roof. Double wooden gates to the side allows access over the rear neighbouring properties back to the main road.

ADDITIONAL INFORMATION

EPC and Tenure

The EPC rating is E.
The tenure is freehold.

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; Emma Harrison Financial Services – 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

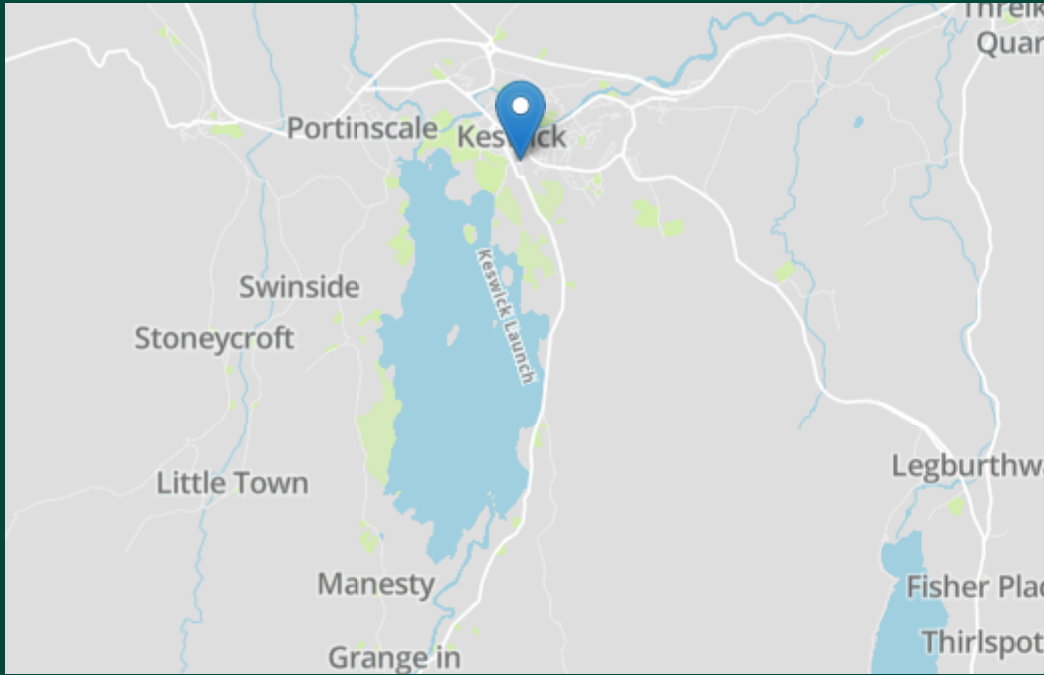
Mains electricity, gas, water & drainage; double glazing installed throughout, telephone & broadband connections installed subject to BT regulations. Please note: the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Keswick office, 017687 74546.

Directions: From the office head right onto St Johns Street, just before the cinema, take the first right onto Derwent Street. At the bottom of the hill, turn left then continue along Borrowdale road and the property is a short distance along on the right hand side with parking through the archway to the left hand side, leading to the rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area*

1828.25 ft²
169.85 m²

Reduced headroom

67.7 ft²
6.29 m²



Floor 0



Floor 1



Floor 2



Floor 3

(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.

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