

2 BARF VIEW,
PORTINSCALE,
KESWICK

Edwin
Thompson



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2 Barf View, Portinscale, KESWICK, Cumbria, CA12 5RW

Brief Résumé

Beautifully presented two bedroom mid terrace cottage in the popular and very sought after village of Portinscale. Benefitting from gas central heating, double glazing, fell top views and garden. Not one to be missed.

Description

2 Barf View is located in the picturesque village of Portinscale that sits on the shores of Derwentwater with picturesque views and facilities such as a village hall, a pub that serves homemade food, a cafe and a marina. The property is sited on a quiet lane as you enter the village and is a short off road walk into Keswick where a wide range of independent shops, cafes, restaurants and bars can be found. The property sits back from the main A66 that connects to the other areas of the Lake District National Park.

As you approach 2 Barf View, it has a distinct cottage feel to it, the front door enters a small entrance hall where a door to your right takes you to a good size sitting room with a large chimney breast housing a wood burning stove and window to the front with deep solid wood windowsills. From the sitting room, a part glazed door enters a lovely light and bright kitchen/diner with a full range of wall and base units, large breakfast bar that divides from the kitchen to the dining area. A sliding patio door enters out to a paved seating area and the garden. The kitchen area gives access through a door to a utility area with door to the rear and a further door to the downstairs cloakroom.

Returning to the entrance hall, a staircase takes you too the first floor



where the landing is a great size and can accommodate a work from home space. Bedroom one is a good size double with a wall of built in wardrobes and faces the rear garden with lovely fell views. Bedroom two is also a double with a built-in cupboard with draws. To complete the first floor is a modern and contemporary bathroom with both bath and separate shower. To the rear of the property there is a patio area leading from the dining area through sliding patio doors. The patio blends to a lawned garden with paving to the side and a shed at the bottom.

What3words///almost.blindfold.competent

Accommodation:

Entrance Hallway

Entrance door. Radiator. Space to hang coats. Stone flag floor. Stairs to first floor. Door to:

Sitting Room

Lovely room with window looking to the front aspect with deep solid wood sills. Large chimney breast housing wood burning stove sat on slate hearth with wood mantle above. Build in cupboard to one side of the chimney breast. Recess lighting. Two radiators. Part glazed door to:

Kitchen/Diner

Lovely light and bright room. The kitchen area has a full range of wall, drawer and base units with slate work tops. One and a half bowl Belfast sink with slate drainer. Integrated electric double oven with electric hob and extractor above. Integrated slimline dishwasher. Tile splash backs. Large solid wood breakfast bar divides the kitchen to the dining area



that has space for good size dining table and chairs. Sliding patio doors to garden. Window to side aspect. Radiator. Door to:

Utility Room

Wall and base unit. Space for freestanding fridge/freezer. Plumbing for washing machine. Space to hang coats. Door to rear garden. Door to:

Cloakroom

WC. Wash hand basin sat on lovely wood shelf with storage below. Tile splash back. Radiator.

Stairs to First Floor

Landing

Spacious landing with area most suitable to a work from home space. Window to front aspect. Loft access. Access to all rooms.

Bedroom One

Large double bedroom. Window to the rear aspect with lovely fell top views. Wal of built in wardrobes, one housing Worcester Combination boiler. Radiator. Recess lighting.

Bedroom Two

Double bedroom. Window facing the front of the property. Radiator. Built in wardrobe and drawer unit. Recess lighting. Radiator.

Bathroom

Bath with shower attachment. Shower cubicle that is fully tiled. WC. Wash hand basin housed mounted on wooden chest with storage under. Part tiled to walls. Large chrome ladder style radiator. Light tube. Recess lighting.



Outside

The garden has a paved patio leading from the dining area. The patio blends to lawned garden with paved path leading to the end where a garden shed and wood store can be found.

Services

All mains services are connected. Heating is provided by a Worcester combination boiler housed in the cupboard of bedroom one.

Tenure

Freehold

Agent’s Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

The current vendors have consulted a Local Builder with regards to using the space on the landing to create a third single bedroom. Plans Available from the Keswick office.

Council Tax

Edwin Thompson is advised by our client the property is in The Cumberland Council and it is band C. 2025-2026 - £2200 per annum.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



Mobile phone and Broadband services

CA12 5RW		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
Vodafone	Indoor	✗	✗	⚠	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website



CA12 5RW		Broadband
FTTH/FTTP		✓
Ultrafast Broadband (>=100 Mbps)		✓
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		✓
ADSL2+		✓
ADSL		✓

Average in CA12 5RW in the last 12 months:

⬇ Download: 42.8 Mbps

⬆ Upload: 8.9 Mbps

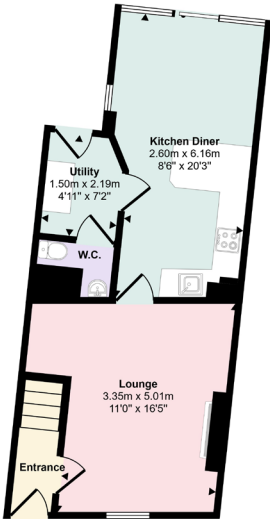
*Information provided by the thinkbroadband.com website.
Figures are tested as if you are using EE as a provider for Broadband

REF: K3841214

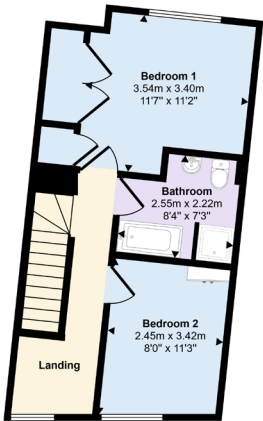


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Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 37 sq m / 401 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	78
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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