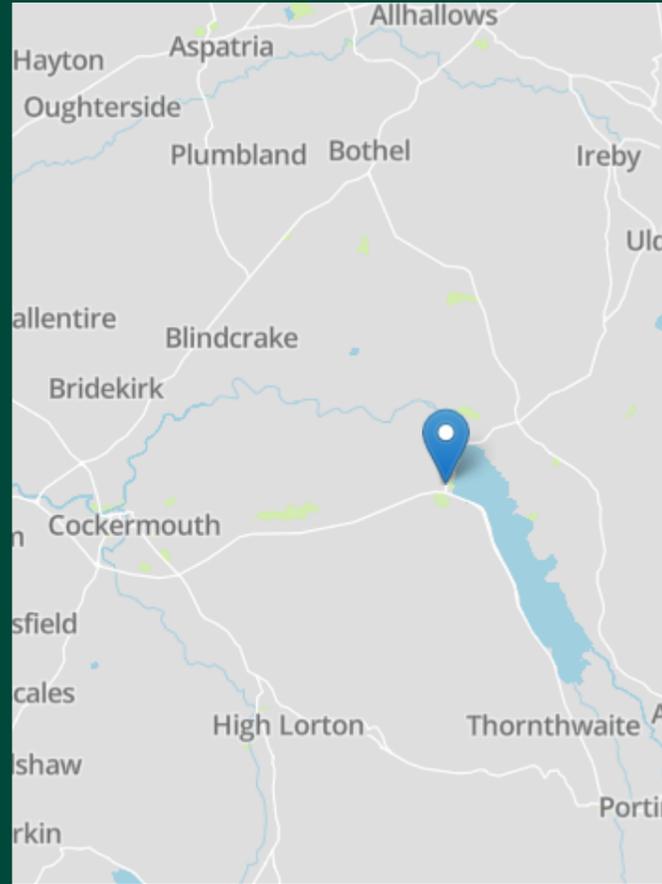


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Sale Flat, Hawthorne House, Bassenthwaite Lake, Cockermouth, CA13 9YD

- 2 bed ground floor apartment
- Successful holiday let
- Tenure: leasehold
- Fantastic location with fell views
- No onward chain
- EPC rating F
- Immaculate throughout
- Council Tax: assessed for business use

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- 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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01900 826205



cockermouth@pfk.co.uk



www.pfk.co.uk

LOCATION

The high fells of the Skiddaw range and Coledale fells are within striking distance, whilst Bassenthwaite Lake is easily walkable. The renowned Lakes Distillery, Pheasant Inn, Wheatsheaf Inn and Bassenthwaite Station are all within easy access providing a variety of high quality dining options. The towns of Cockermouth and Keswick are both within 10-15 minutes drive and provide a full range of local shops and services, including doctors surgeries, primary and secondary schools, supermarkets and independent shops.

PROPERTY DESCRIPTION

An immaculately presented two bed ground floor apartment sat within an Edwardian townhouse, in an excellent location close to Bassenthwaite Lake, the surrounding high fells and with easy access to both Cockermouth and Keswick.

The accommodation is light and airy feeling with high ceilings and briefly comprises lounge/dining room with fell views, breakfasting kitchen, two bedrooms, three piece shower room and enclosed rear courtyard.

Currently being used as a successful holiday let and sold 'as is' with an opportunity to take the business forward including ongoing bookings or as a fantastic bolt hole inside the National Park, Sale Flat is sold with no onward chain.

ACCOMMODATION

Dining Kitchen

3.32m x 4.24m (10' 11" x 13' 11") Accessed via part glazed UPVC door. Fitted with a range of wall and base units in a light cream finish, with complementary wood effect work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Point for freestanding electric cooker, plumbing for under counter washer/dryer and points for under counter fridge and freezer. Built in storage cupboard, space for a four person dining table, door to bedroom 2 and part glazed door leading into the hallway.

Bedroom 2

3.29m x 2.07m (10' 10" x 6' 9") A side aspect single bedroom with laminate flooring.

Hallway

With doors leading to all remaining rooms.

Lounge

4.64m x 5.59m (to bay window) (15' 3" x 18' 4") A fantastic, light and airy high ceilinged, front aspect reception room with decorative coving and ceiling rose, wood burning stove in a recessed surround with slate hearth, TV, telephone and broadband points, laminate flooring and a large bay window enjoying views towards Sale fell.

Bedroom 1

2.88m x 3.84m (9' 5" x 12' 7") A rear aspect double bedroom.

Bathroom

2.25m x 1.91m (7' 5" x 6' 3") Fitted with three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin in built in vanity unit, tiled walls and flooring and obscured side aspect window.

EXTERNALLY

Gardens & Parking

To the front is offroad parking for two cars and an easy to maintain courtyard garden, and to the rear is an enclosed courtyard area with wood store and the shared boiler house.

ADDITIONAL INFORMATION

Leasehold

The property is leasehold with the lease being granted in 2005 for a period of 999 years.

Additional fees/charges TBC

The freehold for the property is available for purchase at a nominal fee

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 2022 was £260.48; 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 electricity, water and drainage. Oil fired central heating and double glazing installed. 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 Cockermouth office, 01900 826205.

Directions: From Cockermouth take the A66 east towards Keswick, head past Embleton and take the left hand junction signposted 'Dubwath', follow the road to the left and the property can be found on the right.

