

# PFK

15 Church Street, Keswick, Cumbria CA12 4DT

Guide Price: £485,000





## LOCATION

Located close to the centre of Keswick, conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles)

## PROPERTY DESCRIPTION

A well presented residential home, with thoughtfully modernised and upgraded accommodation throughout, currently utilised as a primary home, but equally set up for self catering rooms. Offering spacious and well proportioned accommodation, completed to a good specification. The property briefly comprising entrance porch, welcoming hallway, open plan living/kitchen with wood burning stove, kitchen with bespoke hand made kitchen island, utility with access out to the enclosed rear yard and WC. To the first floor, there are two double bedrooms with ensuites, then a further two double ensuite bedrooms and a multipurpose attic room on the second floor. Benefitting from lovely Lakeland fell views.

A paved enclosed courtyard to the rear provides a seating area with a good sized storage shed. All just a short walking distance to the town centre.

## ACCOMMODATION

### Entrance Porch

Accessed via wooden door.

### Hallway

4.07m x 1.01m (13' 4" x 3' 4") Stairs to first floor, wooden flooring and a radiator.

### Living Room

3.93m x 4.78m (12' 11" x 15' 8") Window to the front aspect, feature fireplace with slate hearth and mantle housing multi fuel stove and a radiator.

### Kitchen

4.12m x 1.72m (13' 6" x 5' 8") Double doors to enclosed rear yard, free standing fridge freezer, island unit with seating and storage, electric Range style electric cooker, Lakeland slate worktops, ceramic deep set sink with mixer tap, dishwasher, wall units and tiled splashback.

### Utility/Laundry Room

2.71m x 1.72m (8' 11" x 5' 8") Window to the rear aspect, door to rear yard, stainless steel sink with mixer tap, plumbing for washing machine and space for tumble dryer.

### WC

Window to the rear aspect, WC, wash hand basin, wall mounted boiler and a radiator.

## FIRST FLOOR

### Half Landing

With fitted cupboard.

### Landing

1.23m x 1.77m (4' 0" x 5' 10") Stairs to second floor and wooden flooring.

### Bedroom 1

4.15m x 3.99m (13' 7" x 13' 1") Window to rear aspect, kitchenette with extractor over, radiator and door into:-

### En-Suite

1.95m x 2m (6' 5" x 6' 7") Obscure window to rear aspect, wash hand basin, bath with mains shower over, WC, heated towel rail and a radiator.

### Bedroom 2

3.92m x 4.20m (12' 10" x 13' 9") Window to front aspect, kitchenette with extractor over, radiator and door into:-

### En-Suite

3.91m x 1.63m (12' 10" x 5' 4") WC, bath with mains shower over, heated towel rail, wash hand basin and a radiator.

## SECOND FLOOR

### Half Landing

Window to the rear aspect.

### Landing

3.21m x 1.79m (10' 6" x 5' 10") Fitted storage cupboard, kitchenette with extractor over and wooden flooring.

### Bedroom 3

4.16m x 2.67m (13' 8" x 8' 9") Window to rear aspect and a radiator.

### En-Suite

1.39m x 1.21m (4' 7" x 4' 0") Velux window, shower cubicle with mains shower, WC, wash hand basin and a radiator.

### Bedroom 4

3.93m x 3.64m (12' 11" x 11' 11") Window to front aspect and a radiator.

### En-Suite

1.60m x 1.46m (5' 3" x 4' 9") WC, wash hand basin, shower cubicle with mains shower, velux window and a radiator.

### THIRD FLOOR

### Attic Bedroom

5.62m x 4.70m (18' 5" x 15' 5") Two velux windows, exposed beams, two cast iron radiators and reduced head room.

### EXTERNALLY

### Enclosed Rear Yard

With stone outhouse for storage and a good sized wooden shed.

### ADDITIONAL INFORMATION

### Tenure & EPC

Tenure is Freehold.  
The EPC is D.

### Referral & Other Payements

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 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

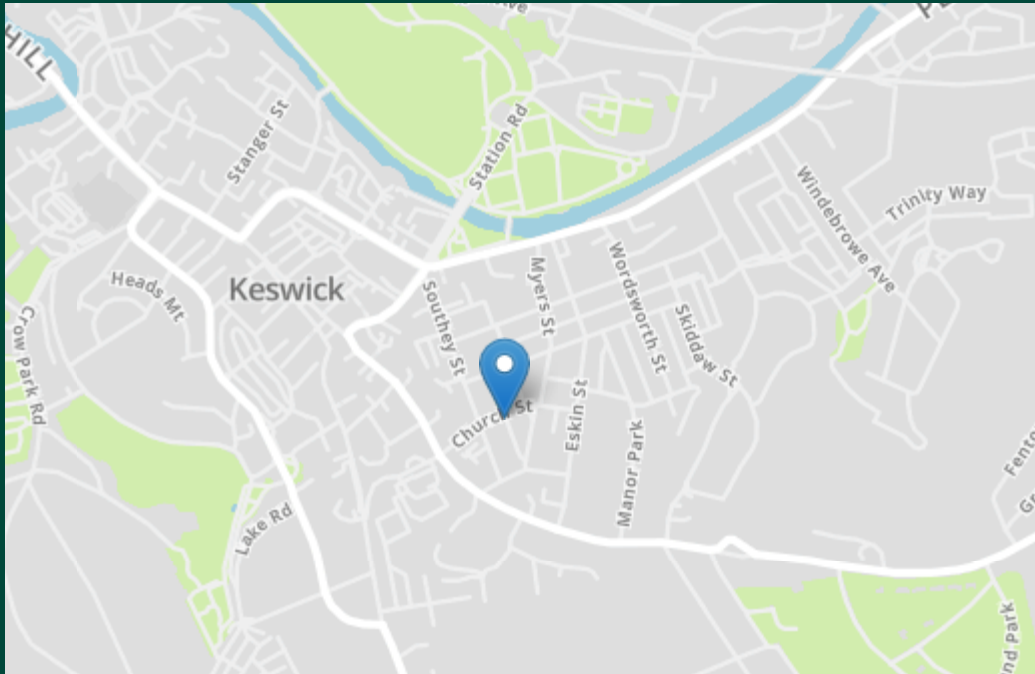
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Hard wired smoke alarms on every floor. System boiler with hot water cylinder providing instant hot water on all floors. Telephone line installed subject to BT regulations. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK office, head right along Southey Street. Take the fourth turning on the left on to Church Street where the property can be found on the left hand side towards the end of





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>56</b>	<b>70</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<sup>0</sup>  
1885.21 ft<sup>2</sup>  
175,14 m<sup>2</sup>

Reduced headroom  
215,46 ft<sup>2</sup>  
20,02 m<sup>2</sup>

Excluding balconies and terraces

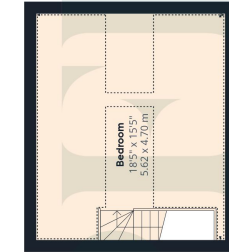
E: Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for plan or illustrative purposes only.

GIRAFFE360



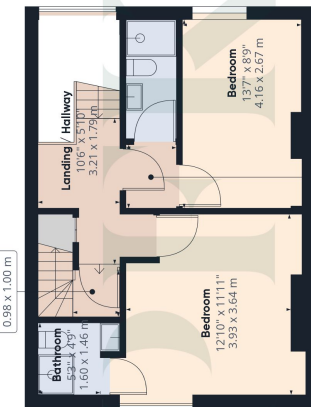
Floor 1



Floor 3



Floor 0



Floor 2