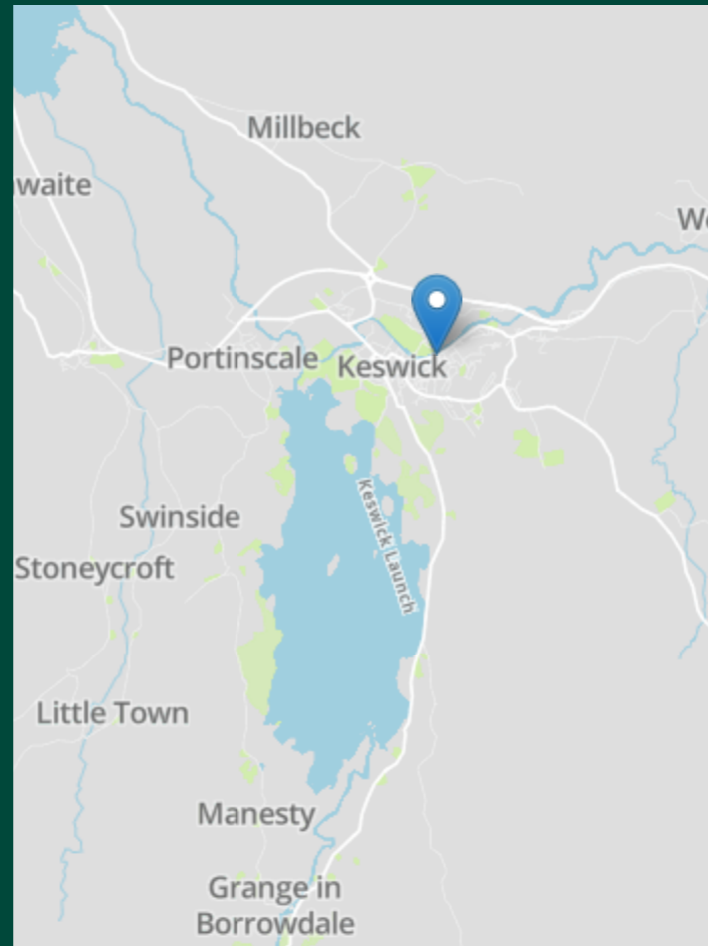


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Floor 2

PFK

Approximate total area*

1094.8 ft²
101.71 m²

Reduced headroom

38.32 ft²
3.56 m²

(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



18 The Old Mill House, Penrith Road, Keswick, Cumbria, CA12 4HF

- EPC E
- Council Tax Band - C
- Three bedrooms
- Short walk to town centre
- Views of Latrigg

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

The property is just a short, relatively flat walk from the town centre with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

PROPERTY DESCRIPTION

Just off the vibrant town centre, this traditional end-terraced house offers a perfect blend of modern comfort and stone traditional exterior. Deceptively spacious over three floors, with flexible rooms on all levels, this delightful property boasts three spacious bedrooms, one on the ground floor, two bathrooms and a living/dining space with large windows overlooking the park and over to Latrigg. The property is enhanced by a serene courtyard garden, easy maintenance and ideal for al fresco dining. Whether you're seeking a permanent residence or a picturesque holiday retreat, this end-terrace house provides an opportunity to enjoy the beauty of the Lake District in a comfortable setting.

GROUND FLOOR

Hallway

5.12m x 1.77m (16' 10" x 5' 10") Wooden flooring, stairs to first floor and a radiator.

Bedroom 1

4.10m x 2.87m (13' 5" x 9' 5") Window to front aspect, fitted cupboard and a radiator. This could also be utilised as another reception room.

Kitchen/dining room

4.46m x 3.08m (14' 8" x 10' 1") Window to side aspect, velux window, and door to rear. A range of matching wall and base units, complementary work surfacing stainless steel sink with mixer tap, oven with gas hob and extractor over, freestanding fridge freezer, dishwasher, washing machine and a radiator.

Bathroom

2.07m x 2.05m (6' 9" x 6' 9") Velux window, WC, wash hand basin, shower cubicle with mains shower and a radiator.

FIRST FLOOR

Half Landing

With window to rear aspect

Living room

4.21m x 7.18m (13' 10" x 23' 7") With two large windows to front aspect, fitted shelving and two radiators. Lovely views across to the park and over to Latrigg

Inner Hallway

1.70m x 2.59m (5' 7" x 8' 6") Stairs to second floor, under stair cupboard and a radiator.

Bathroom

2.45m x 2.50m (8' 0" x 8' 2") Obscured window to rear aspect, WC, wash hand basin, bath with mains shower over, radiator.

SECOND FLOOR

Bedroom

5.14m x 3.06m (16' 10" x 10' 0") Window to front aspect, velux window, fitted wardrobe, radiator.

Bedroom

4.47m x 3.02m (14' 8" x 9' 11") With window to front aspect, velux fitted cupboards, radiator.

EXTERNALLY

Garden

Stone paved courtyard garden with mature hedge and flower boarder. Perfect sun trap seating area.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is Freehold.
The EPC rating is E.

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 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

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 turn left onto Station Street and at the junction, head right onto Penrith Road and the property is on the right hand side of the road, just after the right turning for Wordsworth Street.

