

PFK

Harvington House, 19 Church Street, Keswick, Cumbria CA12 4DX

Guide Price: £525,000





PERK

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

B&B or Holiday Let

An immaculately appointed property, offering potential purchasers the opportunity to acquire a fully operational business, with separate owners accommodation and forward bookings. Harvington House has the benefit of a change of use status, allowing the property to also be used as a holiday let.

The accommodation is arranged over four floors with guest dining room, owners ensuite bedroom and a private door to the rest of the owners self contained accommodation laid out separately at lower ground floor. Second bedroom/study, kitchen/dining room, utility leading to the rear enclosed yard, access to drying green and a great sized sitting room with bay window. On the first floor are three bedrooms, two with ensembles and on the second floor are a further three rooms, two with ensuite and enjoying lovely Lakeland fell views.

This superb business has undergone considerable improvements in the current owners 30 year ownership. Nestled in the heart of Keswick town centre and the Lake District National Park.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

1.23m x 1.14m (4' 0" x 3' 9") Door into hallway.

Hallway

4.12m x 1.68m (13' 6" x 5' 6") Stairs to first floor, door to lower ground floor and a radiator.

Guest Dining Room

5.52m x 3.70m (18' 1" x 12' 2") large bay window to front aspect, radiator, feature fireplace with tiled surround and wooden mantel.

Owners Bedroom

3.16m x 2.69m (10' 4" x 8' 10") Window to rear aspect, radiator, small hatch door to lower ground floor and fitted wardrobes.

En-Suite

0.86m x 2.04m (2' 10" x 6' 8") Shower cubicle with mains shower, WC and wash hand basin.

LOWER GROUND FLOOR/ SEPARATE OWNERS ACCOMMODATION

Half Landing

Stairs to lower landing and door into:

Bedroom/Study

2.62m x 2.06m (8' 7" x 6' 9") Window to rear aspect, radiator and a built in desk.

Lower Landing

Built in cloak cupboard.

Kitchen

3.97m x 4.56m (13' 0" x 15' 0") Window to rear aspect, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, eyelevel oven, gas hob with extractor over, integrated dishwasher and integrated fridge freezer.

Utility Room

2.55m x 2.04m (8' 4" x 6' 8") Door to side, window to rear aspect, stainless steel sink with mixer tap, WC, space for washing machine, tumble dryer and fridge freezer.

Sitting Room

5.40m x 4.88m (17' 9" x 16' 0") Bay window to front aspect, feature fireplace with gas woodburner stove and slate hearth, radiator and fitted cupboard.

FIRST FLOOR

Half Landing

Stairs to first floor and door to:

WC

0.81m x 1.08m (2' 8" x 3' 7") Obscured window to the side elevation and a WC.

Bathroom

1.67m x 2.03m (5' 6" x 6' 8") Obscured window to rear aspect, bath with electric shower over, wash hand basin, WC and a radiator.

Landing

1.24m x 1.74m (4' 1" x 5' 9") Stairs to second floor and a radiator.

Bedroom 2

2.39m x 2.83m (7' 10" x 9' 3") A double room with window to rear aspect and a radiator.

En-suite

1.61m x 1.57m (5' 3" x 5' 2") Shower cubicle with mains shower, WC and a wash hand basin.

Bedroom 3

4.11m x 2.75m (13' 6" x 9' 0") A double room with window to front aspect and a radiator.

En-suite

1.48m x 1.66m (4' 10" x 5' 5") Shower cubicle with mains shower, wash hand basin and a WC.

Bedroom 4

3.14m x 2.04m (10' 4" x 6' 8") A single room with window to front aspect, radiator and a vanity wash hand basin.

SECOND FLOOR

Half Landing

Window to rear aspect.

Landing

0.97m x 2.99m (3' 2" x 9' 10") Doors to all rooms.

Bedroom 5

4.42m x 1.94m (14' 6" x 6' 4") A single room with window to front aspect, vanity wash hand basin, fitted wardrobes and a radiator.

Bedroom 6

4.54m x 3.05m (14' 11" x 10' 0") A double room with dormer window to front aspect, fitted shelving and a radiator.

En-Suite

1.44m x 1.65m (4' 9" x 5' 5") Shower cubicle with electric shower, wash hand basin and WC.

Bedroom 7

2.99m x 2.98m (9' 10" x 9' 9") A twin room with dormer window to rear aspect, fitted shelving and a radiator.

En-Suite

0.91m x 1.66m (3' 0" x 5' 5") Shower cubicle with electric shower, WC and wash hand basin.

EXTERNALLY

Outside Area

There is on street parking to the front and to the rear is an enclosed yard. Access to drying green.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

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.

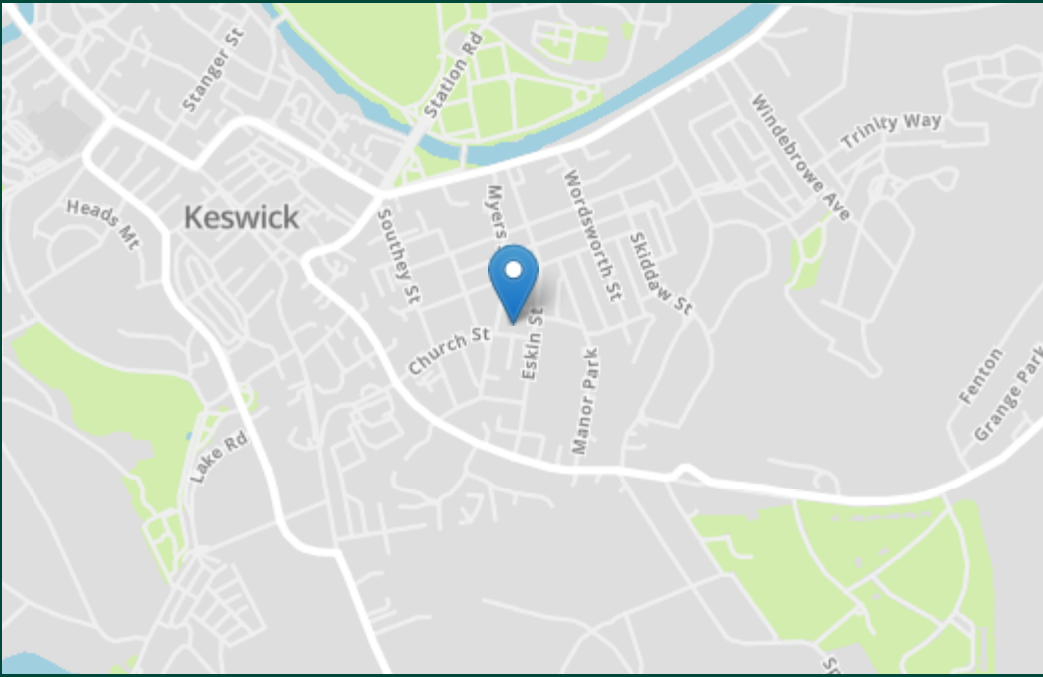
SALE DETAILS

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 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 on the corner as it joins Myers Street.





Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

74 This is how energy efficient the building is

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Approximate total area⁽¹⁾
1914.16 ft²
177.83 m²

Reduced headroom
66.85 ft²
6.21 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360

Floor 1 1/2

Bedroom 4.11 x 2.25 m
Bedroom 3.14 x 2.04 m
Bedroom 7.10 x 9.23
2.39 x 2.85 m
Bathroom 4.18 x 1.51 m
Landing 2.1 x 1.78 m
Landing 0.50 x 1.44 m

Floor 2

Bedroom 3.16 x 2.69 m
Bedroom 2.62 x 2.08 m
Bathroom 0.51 x 1.58 m
Landing 0.37 x 2.99 m

Floor 0

Bedroom 3.16 x 2.69 m
Bedroom 2.62 x 2.08 m
Bathroom 0.51 x 1.58 m
Landing 0.37 x 2.99 m

Floor 1

Living Room 5.25 x 3.70 m
Dining Room 5.25 x 3.70 m
Kitchen 3.37 x 4.55 m
Bathroom 1.44 x 1.65 m
Landing 0.37 x 2.99 m

Floor 3

Living Room 5.25 x 3.70 m
Dining Room 5.25 x 3.70 m
Kitchen 3.37 x 4.55 m
Bathroom 1.44 x 1.65 m
Landing 0.37 x 2.99 m