

# PFK

Brockle Haven, Springs Road, Keswick, Cumbria CA12 4AN

Guide Price: £1,100,000





## LOCATION

Located in one of the most desirable streets of Keswick and enjoying an elevated site, in an enviable position with stunning views over the town and surrounding lakes and fells. 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

A lovely detached three bedroomed home, enjoying pleasant views of the surrounding Lakeland fells and over to the town. With a hallway, sitting room, dining room, kitchen/breakfast room, garden room incorporating a shower room, good sized landing, three double bedrooms, family bathroom and a separate WC. All within a short walk of Keswick town centre in the heart of the Lake District National Park.

## GROUND FLOOR

### Hallway

2.08m x 3.63m (6' 10" x 11' 11") Stairs to first floor, radiator.

### Living room

4.26m x 5.12m (14' 0" x 16' 10") Dual aspect with bay window, feature gas fireplace with wooden surround and marble hearth, radiator

### Dining room

3.92m x 3.60m (12' 10" x 11' 10") Bay window to front and window to side aspect, feature gas fireplace with marble surround, serving hatch to kitchen and two radiators.

### Kitchen

6.13m x 2.54m (20' 1" x 8' 4") Dual aspect windows with a range of matching wall and base units, complementary work surfacing, tiled splashback, oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, space for a washing machine and an understairs cupboard.

### Garden Room

5.12m x 2.87m (16' 10" x 9' 5") Dual aspect with feature corner window particularly enjoying views of Skiddaw, door to rear, radiator and a large cupboard housing boiler and plumbing for washing machine.

### Shower Room

1.62m x 1.70m (5' 4" x 5' 7") Obscure window to rear aspect, WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.

## FIRST FLOOR

### Landing

20.9m x 6.27m (68' 7" x 20' 7") Spacious landing with windows front and rear, loft hatch, fitted cupboard and a radiator.

### Bedroom 1

4.29m x 3.60m (14' 1" x 11' 10") Bay window to front, fitted sliding door wardrobes, radiator

### Bedroom 2

3.95m x 3.62m (13' 0" x 11' 11") Bay window to front aspect and a radiator.

### Bathroom

2.71m x 2.53m (8' 11" x 8' 4") Obscured window to side aspect, bath with mains shower over, WC, wash hand basin and a radiator.

### WC

1.64m x 0.87m (5' 5" x 2' 10") Obscured window to rear aspect, WC, wash hand basin and a radiator.

### Bedroom 3

4.26m x 2.56m (14' 0" x 8' 5") Window to rear aspect, fitted wardrobe and a radiator.

## EXTERNALLY

### Garage

3.95m x 5.92m (13' 0" x 19' 5") Window to side, up and over door, light and power.

## Gardens

To the front is a gravelled driveway leading to the detached garage, lawn and colourful mature surrounding borders. The rear has a lovely curved Lakeland stone border closest to the house, with steps in the middle leading up to the lawned area enclosed by mature plant borders and trees. Enjoying pleasant elevated views

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is Freehold.  
The EPC is TBC.

### 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 : Naphthens 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.

Council Tax: Band F

Viewing: Through our Keswick office, 017687 74546.

Directions: From the Keswick office, head along Station Street. Continue on to St John's Street which joins Ambleside Road. Take the turning on the right for Springs Road and the property is a short distance on the left hand side set back and elevated from the road just before Springs Farm.







**Approximate total area<sup>(1)</sup>**  
1796.38 ft<sup>2</sup>  
166.89 m<sup>2</sup>

**Floor 1 Building 1**

**Floor 0 Building 1**

**Floor 0 Building 2**

(1) Excluding balconies and terraces

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

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