



**PFK**

Approximate total area\*  
959.6 ft<sup>2</sup>  
89.15 m<sup>2</sup>

Reduced headroom  
44.67 ft<sup>2</sup>  
4.15 m<sup>2</sup>

(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



## Slate Cottage 18 High Hill, Keswick, Cumbria, CA12 5NY

- Traditional cottage
- Allocated private parking
- EPC rating TBC
- Grade II Listed
- Council Tax: Band D
- Enclosed garden
- Tenure: freehold

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017687 74546



keswick@pfk.co.uk



www.pfk.co.uk

## LOCATION

Slate Cottage, 18 High Hill enjoys superb views towards the fells and is conveniently situated on the periphery of the town centre. Keswick caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, restaurants and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned Theatre By The Lake. For those wishing to commute, the A66 provides excellent access to west Cumbria as well as the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).

## PROPERTY DESCRIPTION

A well presented traditional cottage which is Grade II Listed with garden and allocated parking. The front aspect rooms enjoy views of Skiddaw and Latrigg, whilst all rooms to the rear of the house appreciate the magnificent panorama of the Lakeland fells including the iconic Catbells. The property offers well proportioned accommodation briefly comprising of two reception rooms, kitchen/dining room, rear porch, utility room or downstairs bedroom, three double bedrooms and a family shower room. Benefitting from offroad parking to the rear and an enclosed south facing garden, which enjoys views of the surrounding Lakeland fells. The house is excellently located within a short walking distance of the town and Keswick school.

## ACCOMODATION

### Reception room 1

3.84m x 3.65m (12' 7" x 12' 0") Window to front aspect, feature fireplace with open fire, wooden mantle and stone hearth and electric heater.

### Reception Room 2

4.05m x 2.68m (13' 3" x 8' 10") Window to front aspect, electric heater and feature fireplace with electric fire and stone surround.

### Utility/bedroom

3.09m x 1.38m (10' 2" x 4' 6") Window to rear aspect and electric heater

### Inner Hallway

0.94m x 2.00m (3' 1" x 6' 7") Stairs to first floor and under stair cupboard, housing electrics and a washing machine.

### Kitchen/Dining room

3.46m x 3.03m (11' 4" x 9' 11") Windows to side aspect, tiled splashback, a range of matching wall and bases units, stainless steel sink with mixer tap, oven, electric hob with extractor over, integrated fridge and electric radiator.

### Boot Room

1.64m x 1.71m (5' 5" x 5' 7") Window to rear, ceramic sink with stainless steel mixer tap.

## SECOND FLOOR

### Landing

1.69m x 1.99m (5' 7" x 6' 6") Window to rear aspect, loft hatch, exposed beam.

### Bedroom 1

3.92m x 3.67m (12' 10" x 12' 0") Window to front aspect, cast iron feature fireplace and electric heater.

### Bedroom 2

3.46m x 3.04m (11' 4" x 10' 0") Window to rear aspect and electric heater

### Bedroom 3

4.11m x 2.71m (13' 6" x 8' 11") Window to front aspect and electric heater.

### Bathroom

3.05m x 1.50m (10' 0" x 4' 11") Obscured window to side aspect, fitted cupboards, WC, wash hand basin, shower cubicle with electric shower and electric heater.

## EXTERNALLY

To the front is a low stone wall, which is gravelled for ease of maintenance. Side access leads to the allocated parking and enclosed rear garden, having a paved seating area, mature shrubs and stone outhouse.

## ADDITIONAL INFORMATION

### 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 electricity, water and drainage. Electric central heating. 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 our office, head north along Station Street and left on to Main Street. Follow the road around and straight across at the mini roundabout. Proceed over Greta Bridge and approximately 200 metres from there, the property is located on the left hand side, diagonally opposite St Herberts Centre with parking around the rear.

