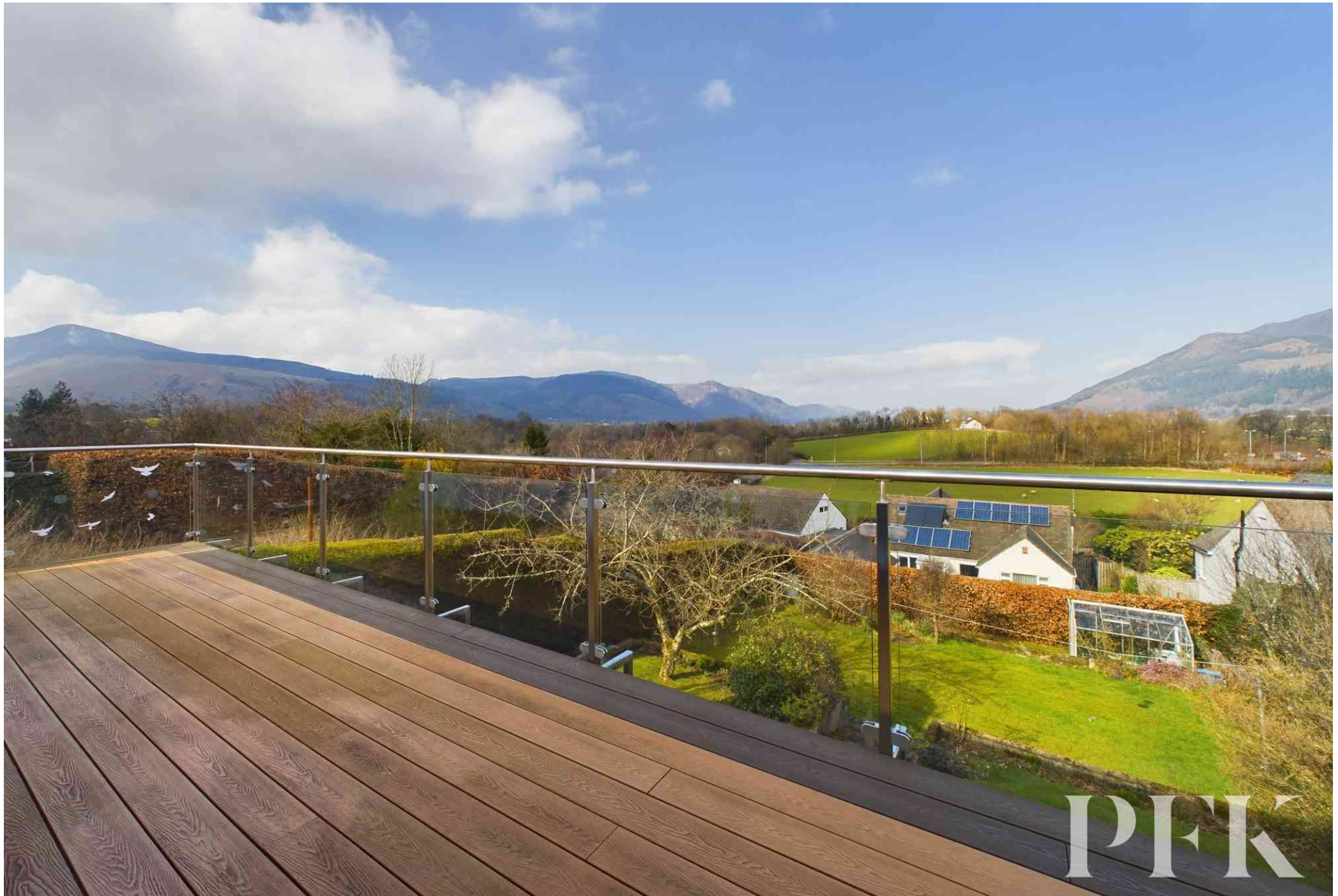


PFK

Cwmry, Portinscale, Keswick, Cumbria CA12 5RW

Guide Price: £595,000





PERK

LOCATION

Portinscale is a delightful village offering all the charm and views of the Lake District. There is a strong sense of community in the village and it also has excellent facilities, including village hall, pub, café/restaurant and marina. It is set back off the A66, and just a short off road walk into Keswick, with an easy commute to a number of surrounding villages and towns including Keswick, Cockermouth, Grasmere, Penrith and the M6 at Junction 40.

PROPERTY DESCRIPTION

A detached four bedroomed home in a stunning, elevated position in the heart of Portinscale, Cwmry is set out on ground and lower ground level, making it a deceptively spacious property and utilising the breathtaking views from the main living areas on the ground floor. Briefly comprising to the ground floor an entrance hallway with access to the integral garage, bathroom, dining room, kitchen and sitting room with sliding doors to the balcony at the rear. To the lower ground floor are four bedrooms, bathroom, utility room with a side access door and a large storage room housing the boiler. This property has great potential to be modernised and all within a short distance of Keswick town centre.

ACCOMMODATION

Entrance Hallway

2.28m x 3.81m (7' 6" x 12' 6") Fitted storage cupboard, stairs to lower ground floor, door into garage and a radiator.

Dining Room

3.77m x 3.14m (12' 4" x 10' 4") Window to front aspect, feature fireplace and a radiator.

Shower Room

1.89m x 1.68m (6' 2" x 5' 6") Obscured window to side aspect, shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.

Kitchen

3.21m x 2.96m (10' 6" x 9' 9") Dual aspect windows to the rear and side, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, oven, gas hob with extractor over, space for a dishwasher, integrated fridge, tiled splashback and a radiator.

Sitting Room

7.20m x 3.68m (23' 7" x 12' 1") Dual aspect windows to the rear and side aspect, sliding door leads to balcony with panoramic fell views, feature fireplace with gas fire and two radiators.

LOWER GROUND FLOOR

Hallway

1.80m x 1.09m (5' 11" x 3' 7") Radiator.

Bedroom 1

3.71m x 3.54m (12' 2" x 11' 7") Sliding door to rear aspect and a radiator.

Bedroom 2

2.86m x 4.28m (9' 5" x 14' 1") Window to rear aspect and a radiator.

Utility Room

5.64m x 1.85m (18' 6" x 6' 1") Door and window to side aspect, matching wall and base units with complementary worktop, tiled splashback, stainless steel sink and drainer with mixer tap, radiator, space for a washing machine, tumble dryer and freezer. Steps lead up to:-

Storage Room

5.63m x 3.05m (18' 6" x 10' 0") Door to side aspect, boiler and understairs storage.

Bathroom

3.65m x 1.75m (12' 0" x 5' 9") Obscure window to side aspect, shower cubicle with mains shower, bath, WC, wash hand basin and a radiator.

Bedroom 3

1.95m x 2.72m (6' 5" x 8' 11") Window to rear aspect and a radiator.

Bedroom 4

2.79m x 3.67m (9' 2" x 12' 0") Window to rear aspect and a radiator.

EXTERNALLY

Garden

To the front is a driveway providing off road parking for multiple cars. A lawn area with mature shrub borders and steps to either side lead to the rear.

At the rear is a terraced garden with a patio seating area, lawn, trees and shrubs all enclosed with hedging, enjoying the breathtaking views.

Garage

2.54m x 5.17m (8' 4" x 17' 0") With up and over door, light and power.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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.

Council Tax: Band G

Viewing: Through our Keswick office, 017687 74546.

Directions: From the Keswick office, head along High Hill towards the A66 turning left towards Cockermouth, taking the first left into Portinscale and passing the Farmers Arms on the left. Immediately after, take a sharp left behind the Farmers Arms, up the hill and upon reaching the top, the property can be found a short distance along on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Approximate total area⁽¹⁾
1764.38 ft²
16392 m²

Floor 0

- Bedroom: 122' x 117" (3,71 x 3,54 m)
- Bedroom: 65' x 9'10" (1,95 x 2,72 m)
- Bedroom: 91' x 13'0" (2,75 x 3,97 m)
- Bathroom: 11'11" x 5'58" (3,45 x 1,75 m)
- Hallway: 5'10" x 3'3" (1,54 x 1,03 m)
- Lounge Room: 185' x 100" (5,64 x 3,05 m)
- Hallway: 1'04" x 2'67" (0,31 x 0,81 m)
- Garage: 117' x 16'11" (3,54 x 5,17 m)

Floor 1

- Living Room: 27' x 10'0" (8,23 x 3,05 m)
- Kitchen: 10'6" x 9'9" (3,23 x 2,97 m)
- Dining Room: 12'0" x 10'3" (3,67 x 3,13 m)
- Bathroom: 6'2" x 5'5" (1,88 x 1,68 m)
- Hallway: 7'5" x 1'25" (2,28 x 0,38 m)
- Hallway: 4'2" x 2'7" (1,27 x 0,81 m)
- Hallway: 2'50" x 0'59" (0,76 x 0,18 m)

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan or contact the sales team.

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