

PFK

3 Mountain View, Borrowdale, Keswick, Cumbria CA12 5XH

Guide Price: £495,000





LOCATION

The property is located within the spectacular Borrowdale valley approximately seven miles south of Keswick on the B5289 with excellent transport links to Keswick. Within Keswick town there are a wide range of amenities and entertainment venues including the renowned Theatre by the Lake, library, post office, supermarkets, churches and schools. Access via major A-roads provides an easy commute to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith and straightforward access to the M6 via the A66.

PROPERTY DESCRIPTION

A unique opportunity to acquire a stunning property located in the Borrowdale valley with breathtaking views of the surrounding Lakeland fells. The property boasts a modern but classic interior, finished to a very high standard and the attention to detail is outstanding. With accommodation briefly comprising a quality, bespoke wood fitted kitchen, lounge with wood burning stove, bathroom and two bedrooms with a loft area that can be used as an office/relaxing area. Mountain View has the added bonus of two office facilities located in part of the garage and the summer house with ample parking and an enclosed, private rear garden. The property is suitable as a primary or second home or for lucrative, premium quality holiday letting. Viewing is highly recommended.

ACCOMMODATION

Living Room

4.52m x 3.87m (14' 10" x 12' 8") Accessed via part glazed hardwood front door into a front aspect reception room offering stunning views over the Borrowdale valley. Oak staircase leading to the first floor with door to understairs cupboard with coat pegs, shelving, power and lighting. Clearview wood burning stove on green, Elterwater slate hearth and slate mantel, fitted alcove storage units with shelving and glass surfaces, wood flooring with underfloor heating. Rise and fall blinds, TV and telephone points, two ethernet connection points, two wall lights and wiring for wall heater.

Kitchen/Diner

4.55m x 2.47m (14' 11" x 8' 1") Fitted with a range of bespoke, quality solid wood wall and base units with complementary Kashmir granite work surfacing and upstands incorporating 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated appliances including Bosch oven and grill with induction hob and extractor over, Miele fridge, Siemens slimline dishwasher and Bosch microwave. Integrated recycling and waste storage, inset alcove shelving with glass shelves and further wall mounted shelving, ample space for dining table with shelved storage cupboards over, housing the electric meters, wireless heating control panel, fibre broadband connection and control panel for electric car charging point. Inset ceiling LED spotlights with dimmer switch, wiring for wall heater, wood flooring with underfloor heating and rear aspect window enjoying views over the stunning Borrowdale valley.

Rear Porch/Sun Room

2.26m x 1.0m (7' 5" x 3' 3") Glazed to two sides with views over the Borrowdale valley and glazed door leading out to the rear courtyard. With storage cupboard, underfloor heating and door to cloakroom/WC.

Cloakroom/WC

2.17m x 0.88m (7' 1" x 2' 11") Fitted with WC and wash hand basin with mixer tap and Avonite splashback panel, exposed slate, washing machine and obscured, side aspect UPVC window.

FIRST FLOOR LANDING

0.96m x 0.88m (3' 2" x 2' 11") With doors to bedrooms and bathroom.

Bedroom 1

4.34m x 2.79m (14' 3" x 9' 2") Front aspect double bedroom with stunning views over the Borrowdale valley, rise and fall blinds with additional blackout blind and wood flooring with underfloor heating. Built in, quality fitted bedroom furniture including cupboards, drawers, shelving and bedside cabinets, wardrobes (one of which is over the stairwell and is double depth with hanging rail) TV point and wiring for wall heater.

Bedroom 2

3.54m x 2.25m (11' 7" x 7' 5") Rear aspect double bedroom with superb views over the Borrowdale valley, TV point, wiring for wall heater, LED spotlights, mirror fronted wardrobe with additional storage and stairs leading to office/relaxation area.

Bathroom

2.47m x 2.16m (8' 1" x 7' 1") Fitted with four piece suite comprising WC, wash hand basin on slate topped vanity unit with storage below, wall mounted mixer tap and mirror fronted storage cupboard over, Avonite panelled bath and surround, with inset shower head and Avonite panelled shower cubicle with Aqualisa electric shower, light and extractor fan over. Loft hatch, wireless controlled wall heater, Cumbrian slate flooring with underfloor heating and part obscured rear aspect window.

Office/Relaxation Area

2.89m x 2.57m (9' 6" x 8' 5") Please note this area has restricted head height, as located within the attic space. With base unit for a single mattress, storage and shelved units with further open shelving, TV, telephone and ethernet points and rear aspect Velux window with blackout blind.

EXTERNALLY

Gardens

To the front of the property, there is a walled patio area with slate chippings, herbaceous border and a slate bench from where to relax and enjoy the incredible views. To the rear, is a walled area with Honister slate paving, water tap and gate leading to the rear garden, office, garage and summerhouse. The enclosed rear garden enjoys 360° views of the stunning Borrowdale valley, and is mainly laid to lawn with a Honister slate patio seating area, herbaceous borders and a slate pathway leading to the fully insulated and double glazed summerhouse/office with power and lighting.

Garage

Currently partitioned into two, but could easily be converted back to the full garage space. One of the sections incorporates a utility area fitted with base units, shelving and further overhead storage space with space for tumble dryer and two freezers. The second (office) part of the garage has power, lighting and ethernet point, with shelving and a loft hatch leading to a further storage area. External light and rear aspect window with blind enjoying views over the Borrowdale valley.

Lean-To

To the side of the garage, there is a lean to shed/storage area which runs the full length of the garage. There is an external double power point, 7.2 kw intelligent, WIFI controlled electric car charging point.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC rating

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

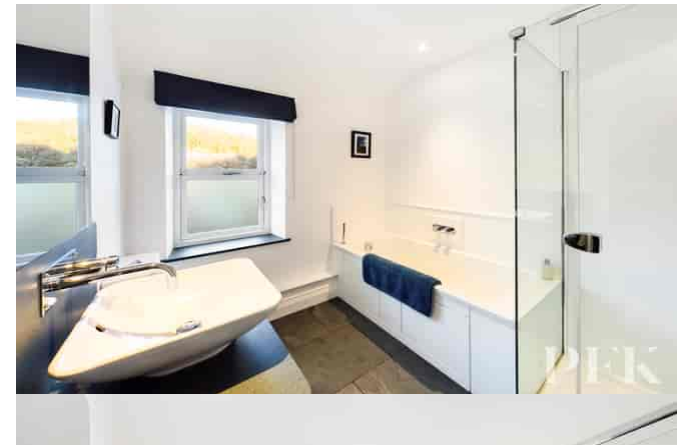
SALE DETAILS

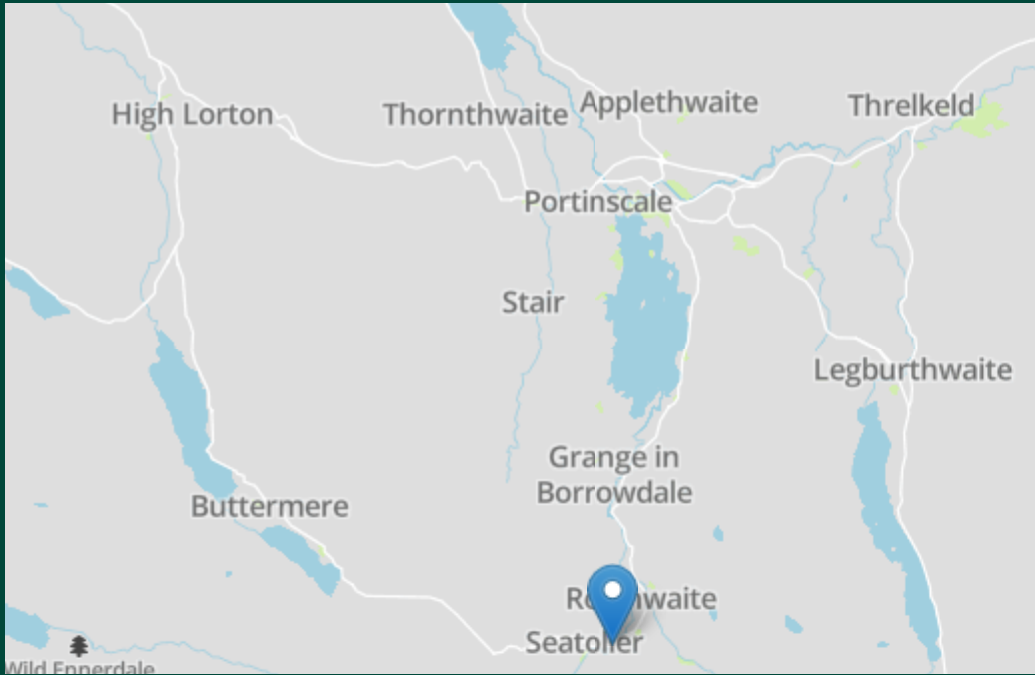
Mains electricity, water and septic tank drainage. Electric central heating and double glazing installed. (Triple glazing installed throughout the property with the exception of a double glazed obscured window to the cloakroom). Telephone line installed subject to BT regulations. Hi-speed direct fibre broadband connection. 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 D

Viewing: Through our Keswick office, 017687 74546.

Directions: From the office head on to St John's Street then right on to Derwent Street. At the end of the street with the George Fisher Outdoor Shop ahead, bear left on to Borrowdale Road and on reaching the roundabout, head straight over on to the B5289 passing Grange and Rosthwaite. The property can be found on the right hand side of the road just before the Glaramara Hotel.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

PFK

Approximate total area⁽¹⁾
803.21 ft²
74.62 m²

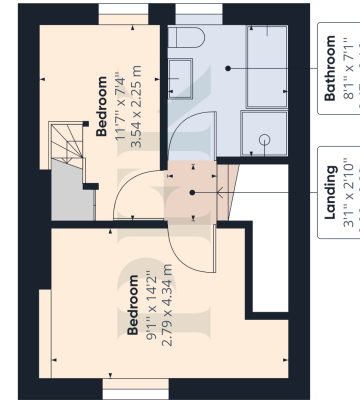
Reduced headroom
37.50 ft²
3.48 m²

(1) Excluding balconies and terraces

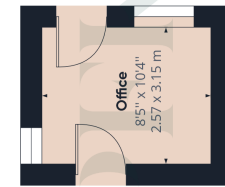
Reduced headroom
(below 1.5m/4.9ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

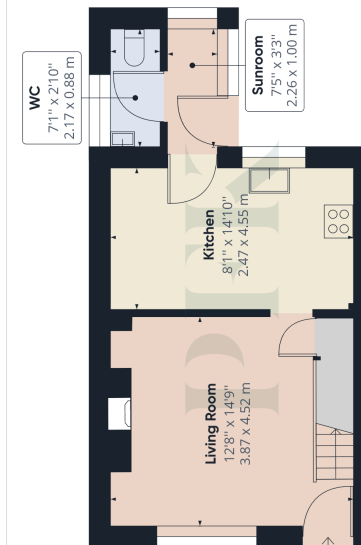
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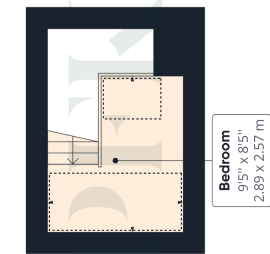
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 1



Floor 2 Building 1