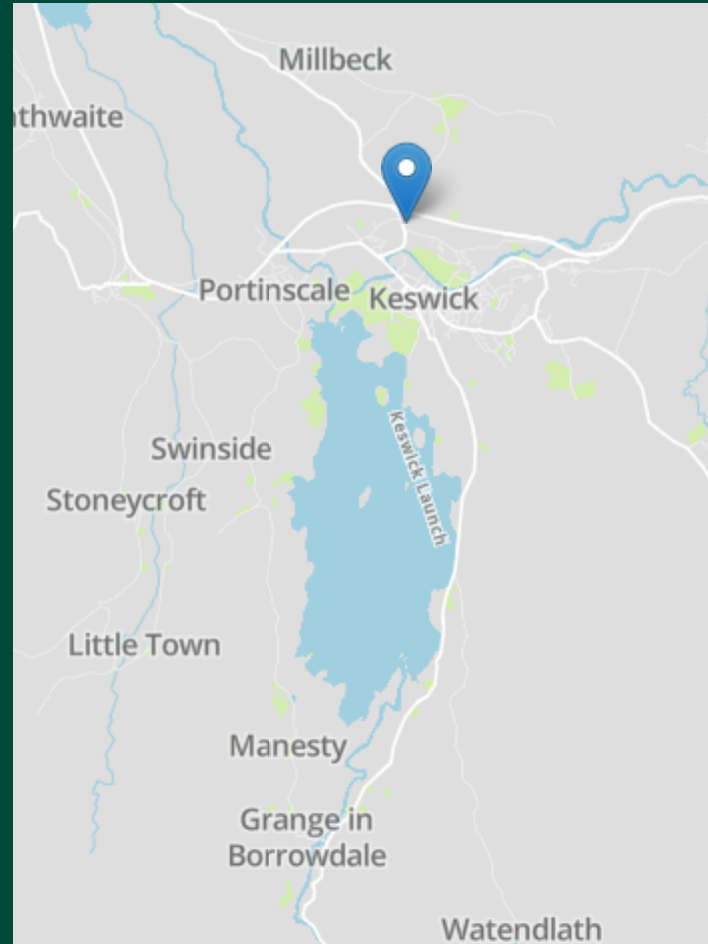


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Bathroom
8'1" x 5'6"
2.48 x 1.69 m

Hallway
5'7" x 10'4"
1.71 x 3.17 m

Bedroom
9'3" x 16'7"
2.83 x 5.07 m

Floor 0

PFK

Approximate total area*

592.65 ft²
55.06 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Kitchen / Living Area / Landing
18'7" x 17'5"
5.67 x 5.32 m

Floor 1

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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Applecroft, 2 Applewick Cottages Crosshwaite Road, Keswick, CA12 5PP

- 1 bed barn conversion
- Gardens & parking
- Tenure: freehold
- Reverse style layout
- Close to amenities
- EPC rating D
- Open plan living/dining/kitchen
- Council Tax: Assessed for business use

017687 74546

keswick@pfk.co.uk

www.pfk.co.uk

LOCATION

Keswick is a bustling market town situated in the Lake District National Park, about 18 miles west of Penrith and junction 40 of the M6 motorway via the A66. Lying adjacent to Derwentwater and surrounded by stunning Lakeland fells, Keswick provides a range of shops, hotels, public houses, restaurants, and other tourist related businesses and facilities, together with the renowned Theatre by the Lake.

PROPERTY DESCRIPTION

A beautiful, sympathetically modernised barn conversion just off Keswick town centre. The property is tucked away with offroad parking to the front and a lovely, enclosed garden to the rear. The accommodation is laid out in reverse style and briefly comprises entrance hallway with fitted storage, bathroom and large double bedroom to the ground floor. To the first floor is an open plan living/dining/kitchen area, with integrated appliances and patio doors leading out to the enclosed rear garden with seating area. All within a short walking distance into Keswick and Fitz Park.

ACCOMMODATION

Entrance Hall

1.71m x 3.17m (5' 7" x 10' 5") Accessed via front door with glazed insert. Stairs to the first floor with understairs storage cupboard housing a washer/dryer, radiator and doors giving access to the ground floor rooms.

Bedroom

2.83m x 5.07m (9' 3" x 16' 8") A generous, front aspect double bedroom with two radiators.

Bathroom

2.48m x 1.69m (8' 2" x 5' 7") Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin, radiator, tiled walls and flooring with underfloor heating.

FIRST FLOOR

Living/Dining/Kitchen

5.67m x 5.32m (18' 7" x 17' 5") A spacious open plan area, with feature beams to the ceiling, two radiators and wood flooring throughout.

The front aspect kitchen area is fitted with a range of wall and base units with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and extractor over, built in microwave, integrated fridge and dishwasher and separate freezer. The dining area has a front aspect window and the living area has sliding doors giving access out to the rear garden.

EXTERNALLY

Gardens and Parking

To the front of the property is a gravelled area providing offroad parking and an enclosed front garden with seating area and cottage garden with shrubs and flowers. To the rear is a gravelled seating area and an enclosed lawned garden with mature shrubs.

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 gas, electricity, water and drainage. Gas fired central heating and double glazing installed throughout. 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 the PFK office, head out of Keswick along High Hill. At the junction with the B5289, take a right turn onto Crosthwaite Road. The property is at the top of the road on the right hand side set, back from the road opposite the Pheasant Inn.

