



4 Greta Side | | Keswick | CA12 5LG

Guide Price £825,000



**david britton**  
ESTATES

## Key features

- Picturesque river and park views from your private balcony
- Bedrooms feature large windows with stunning river, fell, or nature views
- The property has four spacious bedrooms over three floors
- Three modern bathrooms with high-quality fixtures
- Open-plan living area with fully equipped kitchen and dining space
- Living area with glazed doors overlooking the river
- Ground floor with independent access for home office, business, studio, or rental
- Flexible layout with upper floors dedicated to residential use
- Off-street undercover parking for 2-3 cars
- Versatile layout for seamless work-life integration

## Description

**\*\* THREE STORY TOWN CENTRE PROPERTY WITH RIVER FRONTAGE WITH LIVE/WORK SPACE ON LOWER LEVEL \*\***

Discover a truly exceptional living experience in this stunning four-bedroom, three-bathroom property situated in the heart of Keswick offering breathtaking river views, luxurious and spacious interiors, and a versatile layout perfect for both living and working. Whether you're seeking a serene family home or a dynamic live-work environment, this property provides the perfect blend of comfort, style, and functionality. Built on the site of one of the River Greta Mills, the original building was demolished and this architecturally designed masterpiece, re-built in 2007.

## Directions





# Floor plans



**Ground Floor**  
Approx 75.00 Sq meters(807.00 S q feet).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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