



GRISDALES

PROPERTY SERVICES



Fell Garth , Keswick, CA12 4RL

£825,000

This beautiful colonial-style three bedroomed detached bungalow was constructed around 1900 of imported pitch pine with brick foundations and under the instruction of the Rathbone family. Originally built as a retirement home for a family member moving from the Far East it incorporates features typical of that era and it was designed for the lifestyle to which he had become accustomed, particularly the light and space, and especially the verandah. It's been in the ownership of the existing family for 25 years.

Although located within a 20 minute drive of both Keswick and Cockermouth, it is very rural and is accessed via a long track but on reaching the property there are the most magnificent views of the surrounding fells of the Northern Lake District. Viewing is strongly recommended to appreciate all that it has to offer both internally and externally.

Fell Garth certainly has bags of space and natural light and there are some superb opportunities to create the home of your dreams. The veranda speaks for itself – it runs the full width of the property and is an idyllic place to enjoy the peace and tranquility of the area, not to mention the wildlife. Even on a wet day there's something very charming about it! The two reception rooms, kitchen, three double bedrooms (one with an en-suite) and the family bathroom are all centered around a large and very welcoming entrance hall. Each room has stunning views!

Outside there's ample parking and a large detached garage and informal grounds surround the property with a woodland to the rear, amounting in total to 7/10ths acre.

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OWNERS' COMMENTS

"From the moment we first saw Fell Garth, we were taken by its unique charm and rich history. Built in 1900 on land once belonging to Bassenfell Manor, our Colonial-style bungalow stands as a testament to a bygone era, constructed of pitch pine and exuding a character that is truly one-of-a-kind. But what truly sets Fell Garth apart for us is the unparalleled sense of privacy it offers. We've cherished the peace and quiet that envelops us here, allowing us to unwind and recharge amidst the stunning backdrop of Skiddaw and the surrounding fells of Bassenthwaite Lake.

Every morning, we wake up to the breathtaking views from the veranda, where we've savored countless moments of tranquility and serenity. The convenience of being halfway between Cockermouth and Keswick means we've had easy access to amenities while still enjoying the seclusion of rural living. And with dozens of picturesque walks right on our doorstep, exploring the beauty of the Lake District has become a cherished pastime for us. We're excited for the future stewards of Fell Garth, the quiet sanctuary where relaxation abounds."

THINGS YOU NEED TO KNOW

- Oil central heating
- Drainage is to a septic tank
- Most windows are hardwood double glazed
- Natural wood doors with brass ironmongery lead to all rooms.
- A burglar alarm is installed
- Propane gas serves the gas fire in the lounge
- The property is south facing

VERANDAH



Steps from the garden lead onto the veranda which runs the full width of the house and provides some super space which makes the most of the beautiful south facing views. A superb and very peaceful place to be. Constructed with a mix of natural pitch pine, some of which is painted in white. Doors lead into the main entrance hall as well as the lounge and kitchen.

ENTRANCE VESTIBULE

6'0" x 4'7" (1.83 x 1.41)

A particularly light and bright entrance area with maximum glazing providing some good natural light into the entrance hallway. With dado rail, cornices and mouldings etc.

ENTRANCE HALLWAY

A beautiful welcoming hallway, T-shaped with frosted window set to the ceiling and with cornices and wood panelling, dado rail, wall lighting and wall mounted shelving. Doors into the main rooms.

LOUNGE

19'11" x 16'0" (6.08 x 4.89)



A super room with three large windows to the side and two windows and a door onto the veranda, Two Victorian style radiators. Open fire with tiled hearth and matching surround and natural wood mantelpiece over with matching trim. Television and telephone points. Brass wall lights.

KITCHEN

22'2" x 12'2" approximately (6.76m x 3.71m approximately)



Fitted with a range of base and wall units in pine with laminate worktop over and coloured ceramic tiled splashback. Includes stainless steel sink with mixer tap, integrated Zanussi dishwasher, integrated double electric oven by Belling, 4-ring gas hob over and extractor fan. Space for additional appliances within the feature fireplace (with mantelpiece over and original gloss bricks incorporated into the design).

Ample space for a dining table and a large archway leads into the adjoining sitting room. Two windows to the side and white painted door with six large glass panels and clear panelling to the side leads onto the veranda at the front. Coat hooks, tile effect vinyl floor covering and part tongue and groove wood panelling in places.

Pine fronted airing cupboard and a further range of pine fronted cupboards with shelving etc. Walk-in pantry with window to the side and a good range of shelving. Door into the utility room.

SITTING ROOM

16'0" x 11'5" approximate (4.89 x 3.50 approximate)



Archway leads into the sitting room from the kitchen. Dado rail, picture rail and cornices etc at ceiling level, inset niche. Two windows overlooking the front and brass wall lights, two Victorian style radiators.

UTILITY ROOM

12'4" x 9'1" (3.76 x 2.77)



A double height room with hardwood door to the rear, window to the side and two windows overlooking the rear garden.

From the kitchen steps lead down into the utility area where it's fitted with a cupboard, workshop and stainless steel sink. Plumbing for washing machine and central heating boiler. Tiled floor, ceiling mounted clothes airer and fitted in part with wood panelling. Door leads to a storage area underneath the kitchen.

MASTER BEDROOM

16'5" x 15'10" (5.02 x 4.83)



A fabulous room with large windows overlooking the rear garden with windows to the side. Spacious double bedroom with coving and wall lighting. Door leading into:

WALK-IN DRESSING ROOM

With shelving and hanging rail and window to the rear.

EN SUITE

8'5" x 8'0" (2.59 x 2.46)



Fitted with large bath with dark stained panelling, low level WC with matching seat, white pedestal wash basin with two chrome taps. Shower unit with curved screen in chrome frame with wall mounted Mira shower and attachments. Fully fitted throughout with coloured ceramic tiles, tile effect vinyl floor covering. Built-in cupboard, large wall mounted mirror, shelf, shaver light, soap dish and Dimplex heater. White ladder style radiator and two clear windows overlooking the rear garden.

BEDROOM TWO

14'10" x 8'2" (4.54 x 2.49)



Double room to the side with large window overlooking the side and window to the rear, vaulted ceiling.

BEDROOM THREE

16'2" x 8'1" (4.95 x 2.47)



Double room with window onto the veranda. Dado rail, picture rail.

FAMILY BATHROOM

8'5" x 8'0" (2.58 x 2.45)



Fitted with white pedestal wash basin with chrome mixer tap, low level WC with pine seat, white bath with wooden side panelling and large shower with folding door in white frame and wall mounted Mira shower and attachments. All fitted throughout with yellow and white ceramic tiles and cream tiled floor, two large windows overlooking the rear, wall mounted mirror, shaver light/point and shelving and white ladder style radiator.

PARKING AND GARAGE

20'4" x 15'3" (6.20 x 4.67)



At the turning circle at the top of the lane, a gate leads onto a gravel drive which leads to a single detached garage with up and over door and slate roof. Fitted with a range of cupboards and shelving etc and ample space for general storage.

FRONT GARDEN



A gravelled path from a blue painted gate leads to the front entrance area and it's flanked either side by informal lawns with attractive shrub and floral borders all of which have been well maintained with a lovely and interesting range of shrubs and planting etc.

SIDE GARDEN



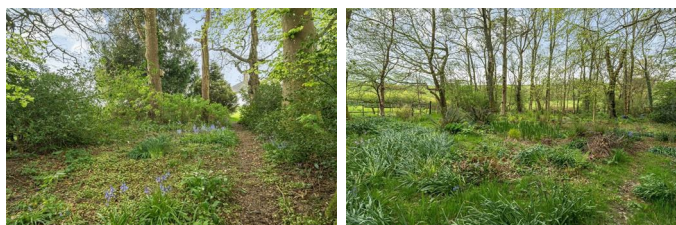
A large lawn sits to the side of the house, again with some attractive and matura planting. This opens up to the rear garden.

REAR GARDEN



A large informal space with a delightful selection of planting, shrubs etc. This leads onto a woodland area. There is a large potting shed.

WOODLAND AREA



Lovely woodland area with rhododendrons, informal planting, woodland flowers etc - a great haven for wildlife!

OUTBUILDINGS

The back of the property is a slate roofed outbuilding which joins the utility area.

DIRECTIONS

From the A591 at the Castle Inn Hotel take the road signed to Ireby and Uldale. After approximately 250 yards there is a culvert with bollards on the left hand side. Immediately past this turn right up a gravelled track with a metal gate. Proceed up here for approximately 3/4 mile and the property is at the top.

There is no sign at the bottom of the drive and no name plate. Please do not follow SatNav!

ACCESS TRACK

The property is accessed via a long track over which there is a right of way to Fell Garth. The owners of Fell Garth maintain the track although there is no formal agreement to that effect.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band G.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

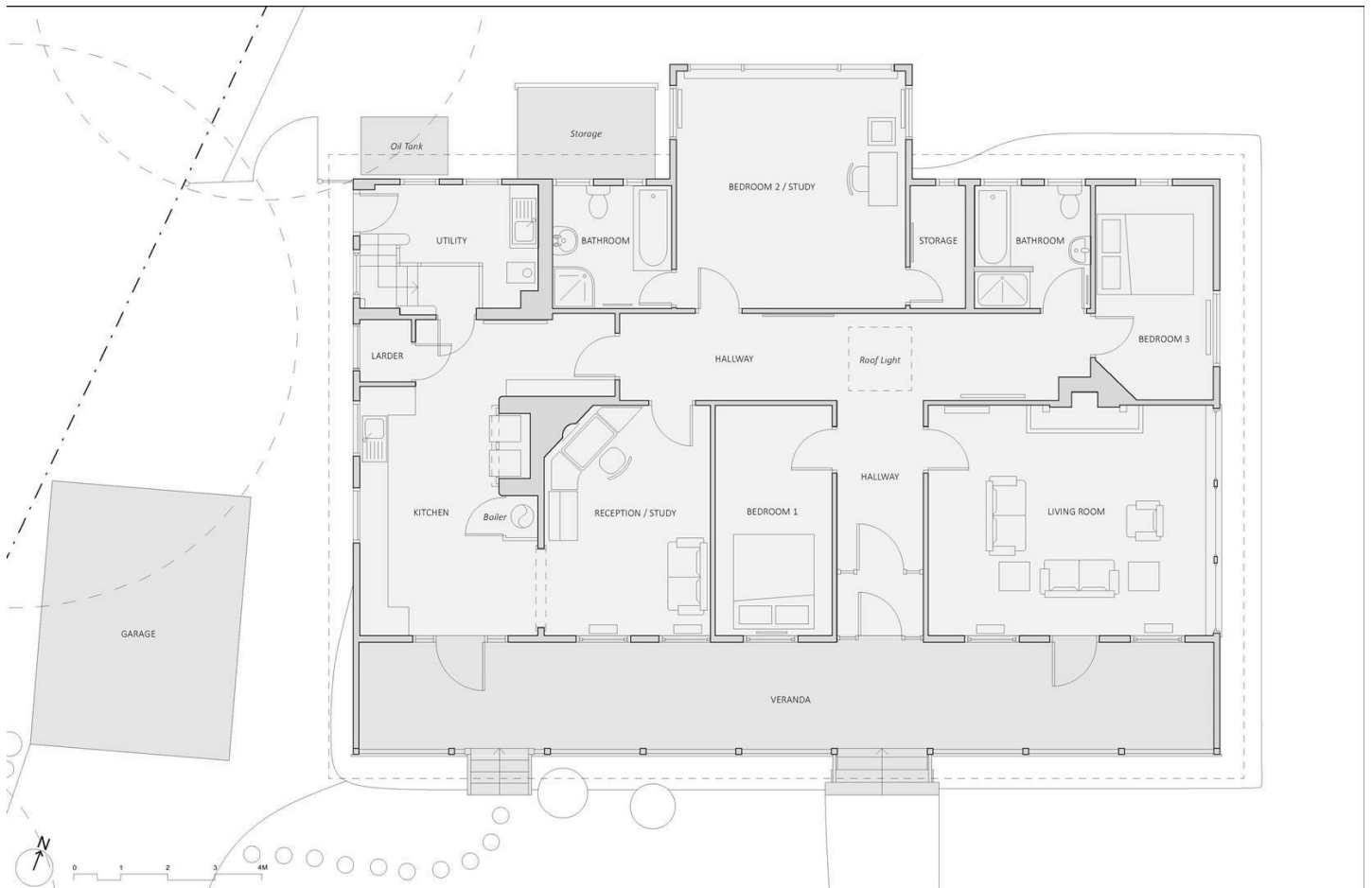
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

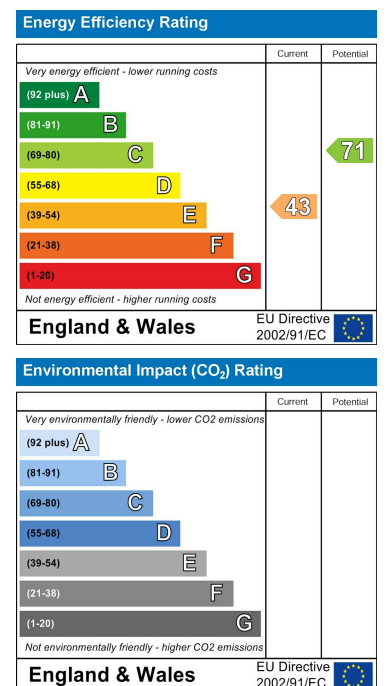
Floor Plan



Area Map



Energy Efficiency Graph



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