



Keswick

Offers in the Region of £375,000

6 The Forge, Keswick, Cumbria, CA12 4NX

A charming Grade II listed two double bedroom end terrace period cottage with surrounding gardens and extensive on-site parking spaces conveniently situated in a delightful semi-rural side road setting on the bank of the river Greta less than one mile from Keswick town centre.

This most appealing property is ideally suitable as a recreational second home or for lucrative holiday letting.

Quick Overview

- Charming end terrace period cottage
- Delightful rear outlook directly over the river Greta
- Pleasant semi-rural side road setting
- Under one mile from Keswick town centre
- Two double bedrooms
- Living room and sitting room
- Fitted dining kitchen
- Surrounding mature gardens
- Extensive on-site parking spaces
- Ideal recreational second home or for lucrative holiday letting



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Superfast
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Property Reference: KW0302



Living Room



Sitting Room



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall

With radiator.

Living Room 16' 10" x 14' 8" (5.13m x 4.47m)

With windows to two elevations, fireplace and inset gas fire, two radiators, built in chimney side cupboards, built cupboard.

Porch 9' 5" x 5' 9" (2.87m x 1.75m)

With radiator.

Sitting Room 8' 3" x 8' 0" (2.51m x 2.44m)

With radiator.

Dining Kitchen 12' 5" x 9' 11" (3.78m x 3.02m)

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven and hob, plumbing for washing machine, radiator, windows to three elevations, roof window, external door to garden.

First Floor:

Landing

Bedroom One 10' 10" x 10' 3" (3.3m x 3.12m)

With radiator.

Bedroom Two 12' 7" x 7' 9" (3.84m x 2.36m)

With radiator, period fireplace.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.



Living Room



Dining Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bathroom

Outside:

Entrance driveway, extensive on-site parking space, surrounding mature gardens comprising lawns, established shrubs, paved patio, delightful outlook over the river Greta.

Services

Mains water, gas and electricity. Septic tank drainage. Gas central heating.

Tenure

Freehold.

Rateable Value

£2,400.

Flooding

The property experienced flooding in 2009 and 2015.

Rights Of Way

We are advised that the neighbouring property has a pedestrian access right of way around the property.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Penrith road and take the left turning immediately before Travis Perkins. Continue along the road and the property is situated at the end of the row of terrace cottages on the left.

Price

Offers in the region of £375,000 are invited for consideration.



Garden



Garden



Setting



Setting

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



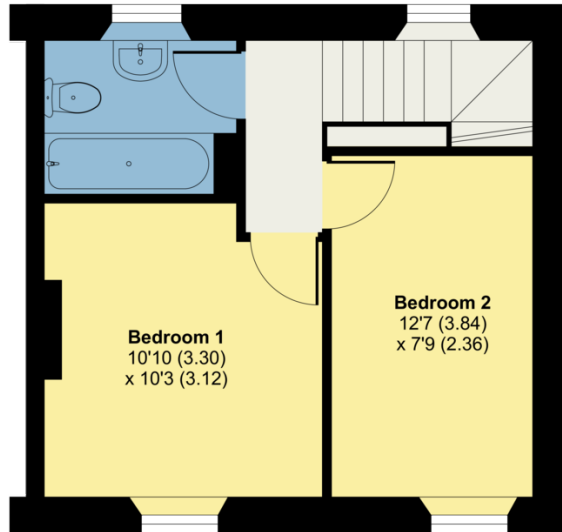
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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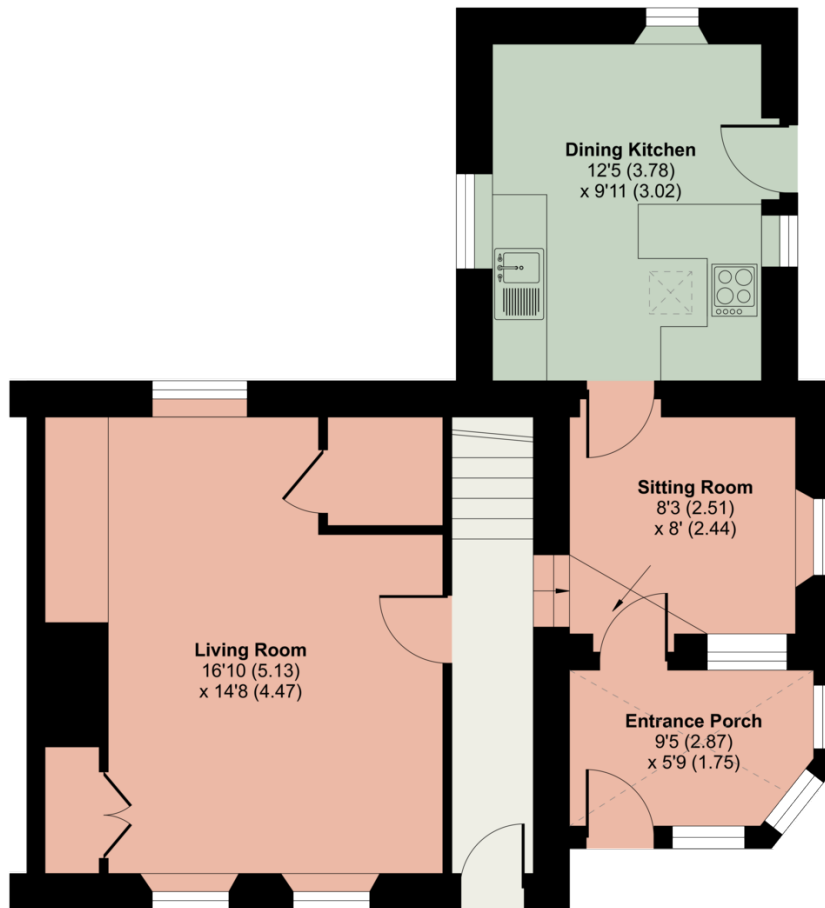
6 The Forge, Keswick

Approximate Area = 913 sq ft / 84.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 1043124

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Request a Viewing Online or Call 01768 741741