



Keswick

Offers over £300,000

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



2



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Superfast
50 Mbps



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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.

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.



Living Room



Dining Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bathroom

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 over £300,000 are invited for consideration.

Anti Money Laundering:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



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
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Call **01768 741741** or request
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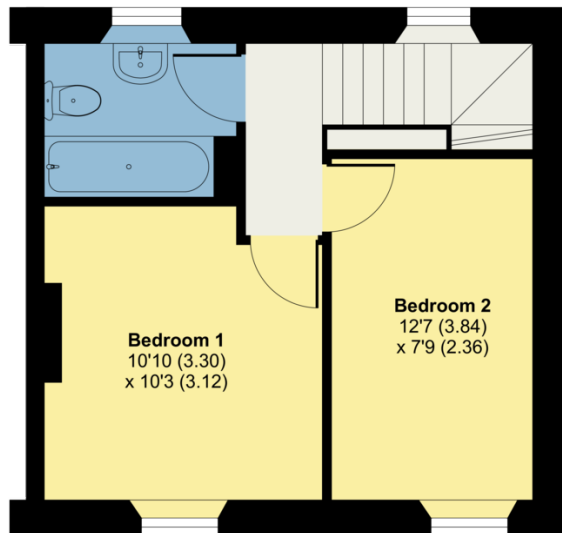
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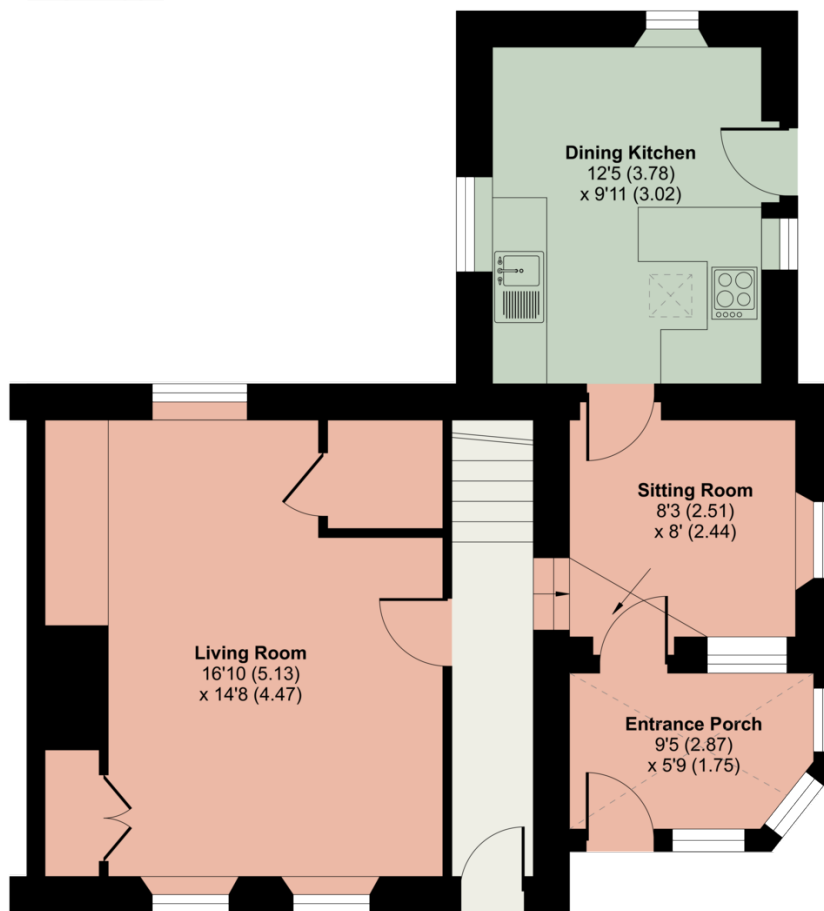
6 The Forge, Keswick

Approximate Area = 913 sq ft / 84.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023.
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