



**HACKNEY
& LEIGH**

Keswick

5 Penrith Road, Keswick, Cumbria, CA12 4HF

A substantial five bedroom and three bathroom period terrace house most conveniently situated in Keswick town centre with a delightful open front view directly over Fitz Park and successfully operating by the present owners for lucrative holiday rental use.



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Superfast
80Mbps

Offers over £500,000

Quick Overview

Substantial five bedroom period terrace house
Existing thriving established holiday rental use
Most convenient town centre location
Delightful front view directly overlooking Fitz Park
Range of characterful original period features
Living room and large fitted dining kitchen
Three bathrooms
Forecourt and pleasant enclosed rear courtyard

Property Reference: KW0321



Living Room



Living Room



Kitchen



Bedroom One

Accommodation

Ground Floor:

Entrance Vestibule

Living Room 13' 0" into bay x 10' 7" (3.96m x 3.23m)

With feature front bay window providing delightful views over Fitz Park, stone fire recess incorporating tiled hearth and multi fuel stove.

Dining Kitchen 14' 5" x 12' 1" (4.39m x 3.68m)

With a modern range of fitted base and wall units including oak work surfaces, glazed display cabinets, storage drawers, Belfast sink unit with period style mixer tap, Rangemaster stove, canopied extractor unit, integrated dish washer and washer / drier, recessed ceiling lights, ladder style radiator, under stair recess, boarded floor, glazed external doors leading to the enclosed paved courtyard and side passage way.

First Floor:

Landing

Bedroom One 13' 1" plus bay x 10' 11" (3.99m x 3.33m)

With feature front bay window providing delightful views over Fitz Park, white period open fireplace with tiled inlay.

En-suite Bathroom

With WC, wash hand basin, panelled bath including shower attachment and overhead Mira shower, ladder style radiator.

Bedroom Two 12' 2" x 10' 6" (3.71m x 3.2m)

With window seat, white period fireplace, wash hand basin, ladder style radiator.

Bathroom

With WC, wash hand basin, panelled jacuzzi style bath including shower attachment and overhead Mira shower, ceramic wall tiling, ladder style radiator, built in airing cupboard.

Second Floor:

Landing

With roof window, loft access.

Bedroom Three 13' 11" x 11' 5" (4.24m x 3.48m)

With dormer window providing delightful views over Fitz Park.

En-suite Bathroom

With WC, wash hand basin, panelled bath including shower attachment and overhead Mira shower, ladder style radiator.

Bedroom Four 13' 0" x 10' 7" (3.96m x 3.23m)

With dormer window, white period fireplace, wash hand basin, ladder style radiator.

Bedroom Five 10' 2" x 6' 10" (3.1m x 2.08m)

With dormer window, ladder style radiator.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

Separate WC

With WC and wash hand basin.

Outside:

Paved front forecourt with railings and gate. Side integral covered passage way providing useful storage and pedestrian access to a pleasant rear self-contained paved courtyard, ideal for al fresco dining, with two stores.

Rateable Value

£4,400.

Services

Mains water, gas, electricity and drainage. Gas central heating to radiators.

Directions

Leaving Keswick town centre proceed from Main street onto Station Street and then onto Penrith Road. The property is located in the first row of terrace houses on the right overlooking Fitz Park.

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers over £500,000 are invited for consideration.

Anti Money Laundering Regulations

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).



Bedroom One



Bedroom Two



Rear Courtyard



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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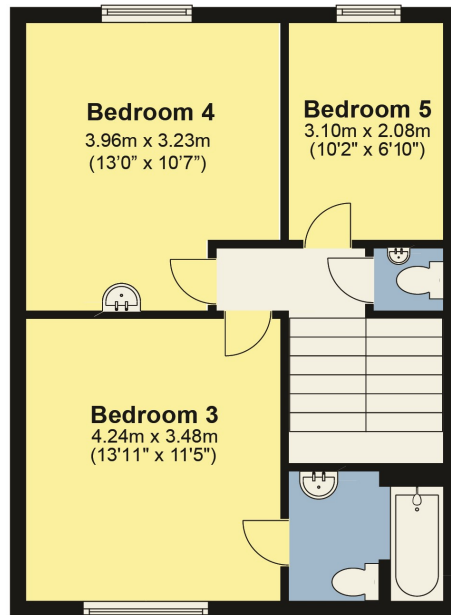


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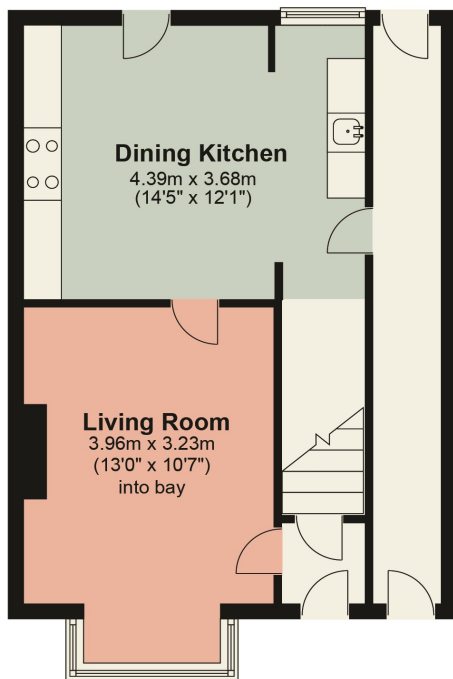
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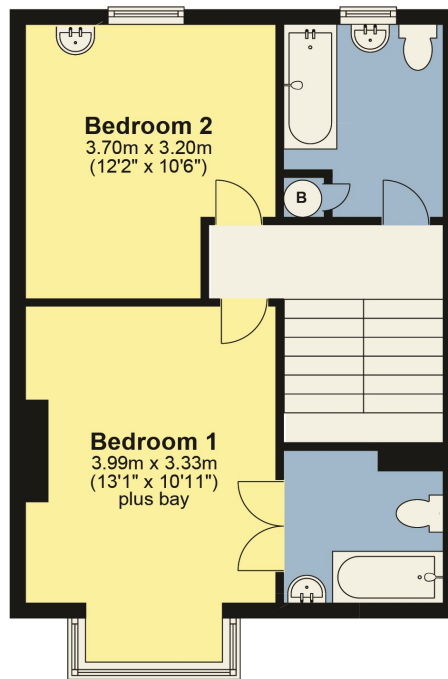
Second Floor



Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KW0321

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