



# Keswick

Offers over £750,000

York House, Chestnut Hill, Keswick, CA12 4LR

A most appealing three bedroom detached period house pleasantly situated on an elevated site with superbly landscaped gardens in a desirable residential location under one mile from Keswick town centre with the benefit of fell views and a rural rear outlook. Internal viewing is highly recommended.

### Quick Overview

- Most appealing and comprehensively upgraded detached period house
- Outstanding elevated site with fell views and rural rear outlook
- Desirable residential location under one mile from Keswick town centre
- Immaculately presented and tastefully appointed accommodation
- Three bedrooms
- Luxury bathroom and shower room
- Living room, dining room and garden room
- Fitted dining kitchen and utility room
- Superbly landscaped front and rear gardens
- On-site forecourt parking and integral garage

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Property Reference: KW0342



Living Room



Dining Room



Garden Room



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Porch

#### Entrance Hall

With two radiators, built in cupboard.

**Living Room** 17' 1" max x 15' 4" into Bay (5.21m x 4.67m)

With feature stove style gas fire including slate hearth and inlay, radiator, open plan to dining room.

**Dining Room** 17' 10" x 12' 4" (5.44m x 3.76m)

With radiator, open plan to garden room.

#### Garden Room

With radiator, double doors to rear garden.

**Dining Kitchen** 14' 1" x 13' (4.29m x 3.96m)

With fitted base and wall units including granite work surfaces, sink with mixer tap, ceramic wall tiling, integrated hob, double oven including combi microwave, extractor unit, dishwasher, radiator.

#### Inner Hall

#### Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

#### Utility Room

With fitted base units, plumbing for washing machine, two radiators, external door.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three / Study



Bathroom

## First Floor:

### Landing

With roof window.

**Bedroom One** 13' 0" x 11' 9" (3.96m x 3.58m)

With radiator, range of fitted bedroom storage furniture.

**Bedroom Two** 12' 9" x 10' 7" (3.89m x 3.23m)

With radiator, range of fitted bedroom storage furniture.

**Bedroom 3 / Study** 8' 2" x 8' 1" (2.49m x 2.46m)

With radiator, range of fitted furniture including display shelving.

### Bathroom

With WC, wash hand basin, bath, large shower cubicle, ceramic wall tiling, heated towel rail.

### Outside:

Superbly landscaped extensive site comprising block paved front forecourt providing on-site parking spaces, feature Lakeland stone perimeter walls with stocked and shrubbed borders, side pathways, paved rear entertainment terrace, feature Lakeland stone walls, garden pond and waterfall, range of stocked and shrubbed borders, decked entertaining terrace, two Summer Houses, garden shed.

**Integral Garage** 23' 9" x 9' 2" (7.24m x 2.79m)

With electric light and power, gas boiler, pedestrian door.

### Services

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

### Tenure

Freehold.

### Council Tax

Band E.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Penrith Road and continue onto the A591 signposted to Windermere. Proceed along Chestnut Hill and the property is located on the left.

### Price

Offers over £750,000 are invited for consideration.



Rear Garden



Rear Elevation



Rear Garden



View

Request a Viewing Online or Call 01768 593593

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# York House, Chestnut Hill, Keswick

Approximate Area = 1454 sq ft / 135 sq m

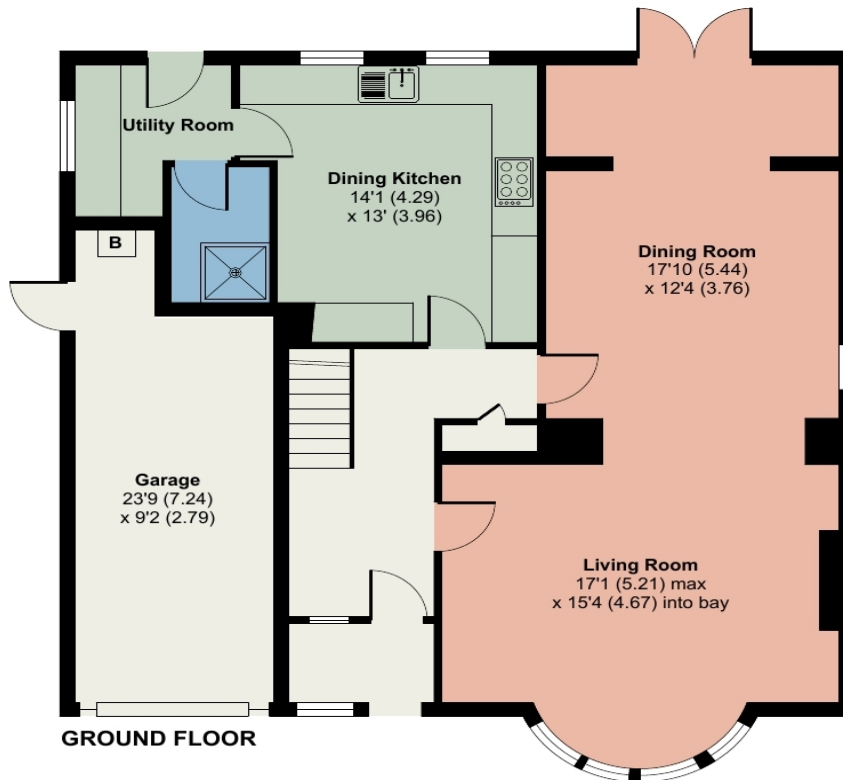
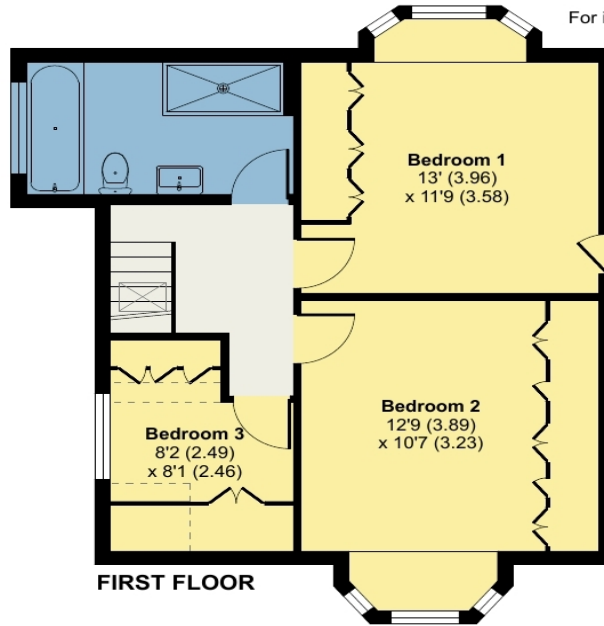
Limited Use Area(s) = 16 sq ft / 1.4 sq m

Garage = 184 sq ft / 17 sq m

Total = 1638 sq ft / 153.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1105152

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