



Keswick

Offers in the region of £795,000

Beech Trees, Lonsties, Keswick, Cumbria, CA12 4TD

A rare opportunity to acquire a detached two bedroom house conveniently situated on a small peaceful cul de sac in a highly desirable residential location approximately one mile from Keswick town centre and with the benefit of a superb elevated site and a stunning panoramic front vista to the majestic range of fells including Derwentwater and Bassenthwaite.

Quick Overview

Substantial detached house in a highly desirable residential location

Stunning panoramic front vista to the fells including Derwentwater and Bassenthwaite
Superb elevated site on a small peaceful cul de sac

Approximately one mile from Keswick town centre

Two double bedrooms

Living room, dining room and fitted kitchen
Two spacious store rooms offering potential to provide additional living accommodation
Gardens, on-site parking spaces and large garage



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Superfast
41Mbps



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Property Reference: KW0330



Entrance Hall



Living Room



Dining Room



Kitchen

Accommodation

Ground Floor:

Integral Store Room One 15' 10" x 12' 7" (4.83m x 3.84m)

With entrance door, front window, radiator.

Integral Store Room Two 12' 4" x 11' 11" (3.76m x 3.63m)

With front window.

Large Integral Garage 22' 11" x 16' 2" (6.99m x 4.93m)

With electric up and over entrance door, radiator.

First Floor:

External Front Balcony 26' 11" x 9' 10" (8.2m x 3m)

Approached by a staircase.

Entrance Vestibule

Entrance Hall

With radiator, built in airing cupboard.

Living Room 22' 4" x 15' 11" (6.81m x 4.85m)

With windows to three elevations, three radiators, fitted gas fire with timber surround.

Dining Room 12' 4" x 10' 0" (3.76m x 3.05m)

With radiator.

Kitchen 12' 4" x 11' 10" (3.76m x 3.61m)

With windows to two elevations, fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine, radiator.

Bedroom One 15' 11" x 10' 5" (4.85m x 3.18m)

With windows to two elevations, radiator.

Bedroom Two 11' 11" x 10' 10" (3.63m x 3.3m)

With windows to two elevations, radiator.

Bathroom

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



Living Room



Kitchen



Bedroom One



Bedroom Two



Bathroom



Rear Garden

Rear Vestibule

With built in cupboard.

Outside:

Driveway providing on-site parking spaces, front and rear lawned gardens, paved patio.

Services

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

Tenure

Freehold.

Council Tax

Band F.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Agents Notes

This property is subject to probate

Directions

From Keswick town centre proceed to Penrith Road heading towards Ambleside and continue to Chestnut Hill and then turn left into Lonsties. Proceed up the hill and follow the road on the left where Beech Trees is located on the right at the end of the cul de sac.

What3words

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Price

Offers in the region of £795,000.

Anti-Money Laundering Regulations (AML)

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 (incl. 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).



Front View



Front View



Rear Patio



Rear Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week
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dedicated viewing team
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online.



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Beech Trees, Lonsties, Keswick

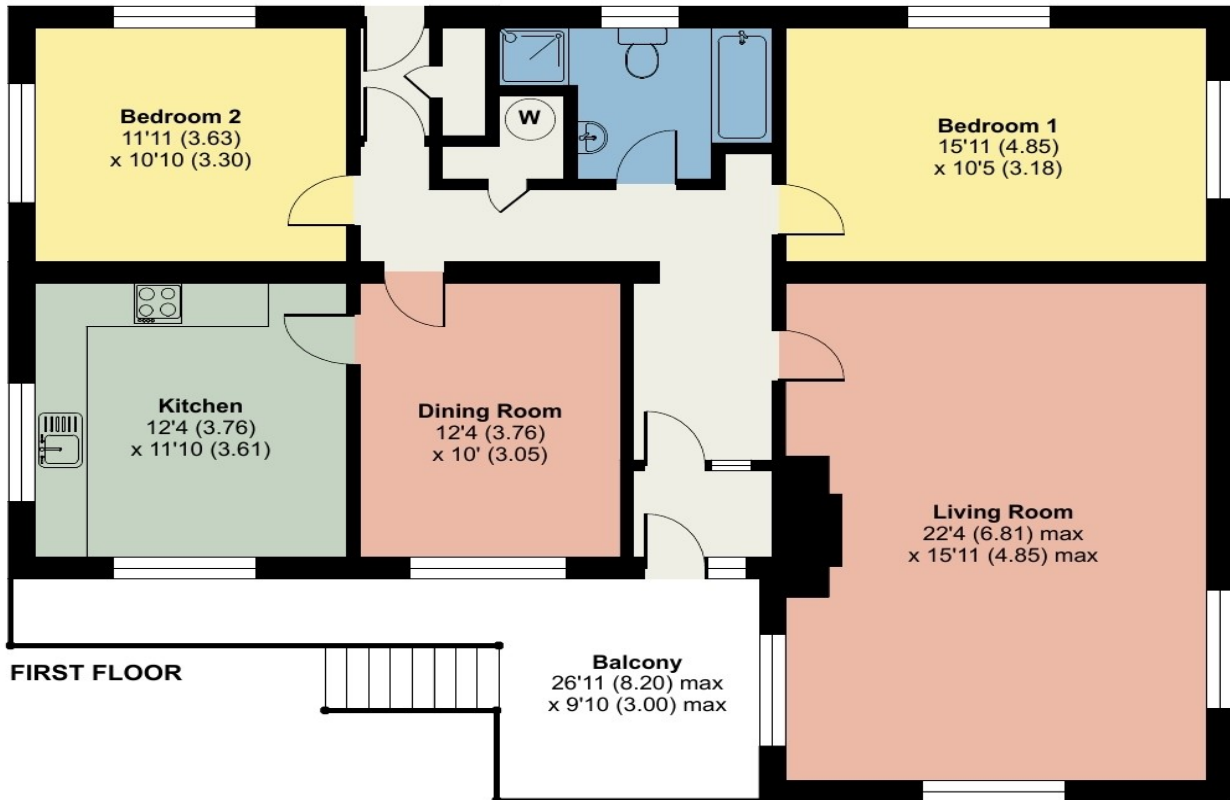
Approximate Area = 1269 sq ft / 117.8 sq m

Garage = 371 sq ft / 34.4 sq m

Outbuilding = 358 sq ft / 33.2 sq m

Total = 1998 sq ft / 185.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1090815

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