



Bassenthwaite

Offers in the region of **£450,000**

Yew Cottage, Bassenthwaite, Keswick, CA12 4QP

A most appealing substantial five bedroom semi-detached period cottage conveniently situated in the centre of Bassenthwaite village.

Located within the Lake District National Park approximately seven miles Keswick and nine miles from Cockermouth, Bassenthwaite village amenities include a primary school, church, shop and public houses.

Nearby facilities include the Bassenthwaite Lake and sailing club, a first class leisure complex and spa at Armathwaite Hall Hotel, Lakes Distillery, Lake District Wildlife Park, Mirehouse country house and gardens and Honister Slate Mine. Numerous fell walks are close by including Skiddaw and Ullock Pike.

Quick Overview

A most appealing five bedroom semi-detached period cottage

Fell Views

Central location in Bassenthwaite village

Living room, dining room, sitting room and conservatory

Five bedrooms

Three bath / shower rooms

Rear garden and garage

The property requires some modernisation



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Superfast
51Mbps



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Property Reference: KW0343



Sitting Room



Living Room



Kitchen



Conservatory

Accommodation

Ground Floor:

Entrance Hall

With radiator.

Wet Room

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

Sitting Room 13' 0" max x 12' 2" (3.96m x 3.71m)

With open stone fire and tiled hearth, windows to two elevations, radiator.

Inner Hall

Living Room 14' 5" max x 11' 3" (4.39m x 3.43m)

With open slate fire, electric heater, patio doors.

Dining Room / Additional Bedroom 15' 1" x 10' 11" (4.6m x 3.33m)

With radiator.

Conservatory 20' 6" max x 12' 4" max (6.25m x 3.76m)

With electric heater, built in cupboard, external door.

Utility Room 10' 4" x 4' 4" (3.15m x 1.32m)

Reyburn, currently not working.

Kitchen 16' 2" x 10' 3" (4.93m x 3.12m)

With fitted base and wall units, sink with pillar taps, plumbing for washing machine, electric heater.

Porch

With external door.

First Floor:

Landing

With radiator, built in cupboard.

Bedroom One 11' 11" max x 11' 11" max (3.63m x 3.63m)

With windows to two elevations, electric heater, built in wardrobes.

Bedroom Two 10' 6" max x 8' 9" (3.2m x 2.67m)

With windows to two elevations.

Bathroom

With WC, wash hand basin, bath, ceramic wall tiling.



Living Room



Conservatory



Bedroom One



Bedroom Two



Bedroom Four



Bedroom Five

Store Room 10' 8" x 6' 4" (3.25m x 1.93m)
With hot water tank.

Bedroom Three 11' 0" x 9' 8" (3.35m x 2.95m)
With radiator, fitted wardrobes, dressing table.

Bedroom Four 14' 1" max x 13' 0" (4.29m x 3.96m)
With radiator, fitted wardrobes.

Bedroom Five 11' 2" x 9' 5" (3.4m x 2.87m)
With windows to two elevations, radiator.

Bathroom
With WC, wash hand basin, bath, shower cubicle, windows to two elevations, ceramic wall tiling, radiator.

Outside:
Rear lawned garden with stocked borders, raised seating area, two sheds, garage with electric light and power.

Rights Of Way
The property has pedestrian right of way over the neighbour's patio area to the road. The property has vehicular right of way across the public houses car park to the bottom of the garden.

Services
Mains water, electricity and drainage. Electric storage heaters. We understand the radiator central heating system is inoperative.

Tenure
Freehold.

Council Tax
Band D.

Viewing
By appointment with Hackney and Leigh's Keswick office.

Directions
Entering into Bassenthwaite village continue towards The Sun Inn public house and Yew Cottage is situated on the access road to the public house car park.

Price
Offers in the region of £450,000 are invited for consideration.



View



Rear Garden



Rear Garden



Seating Area

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.



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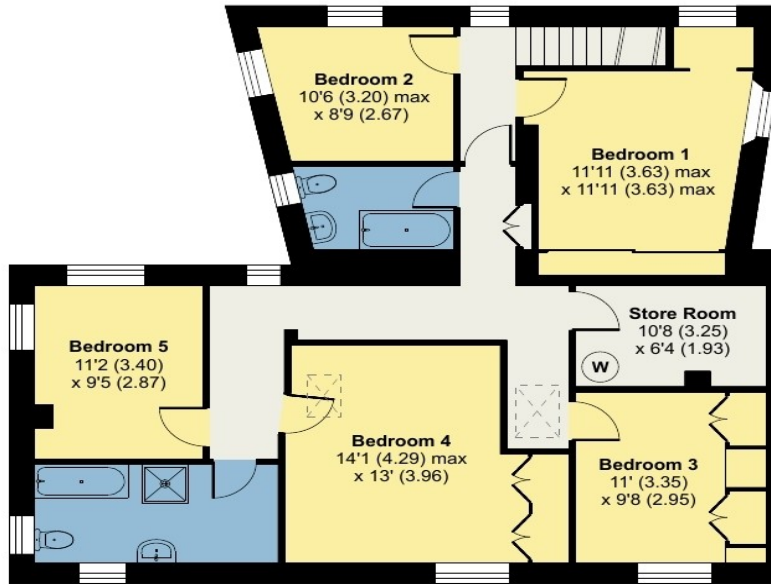
Approximate Area = 2273 sq ft / 211.1 sq m

Garage = 150 sq ft / 13.9 sq m

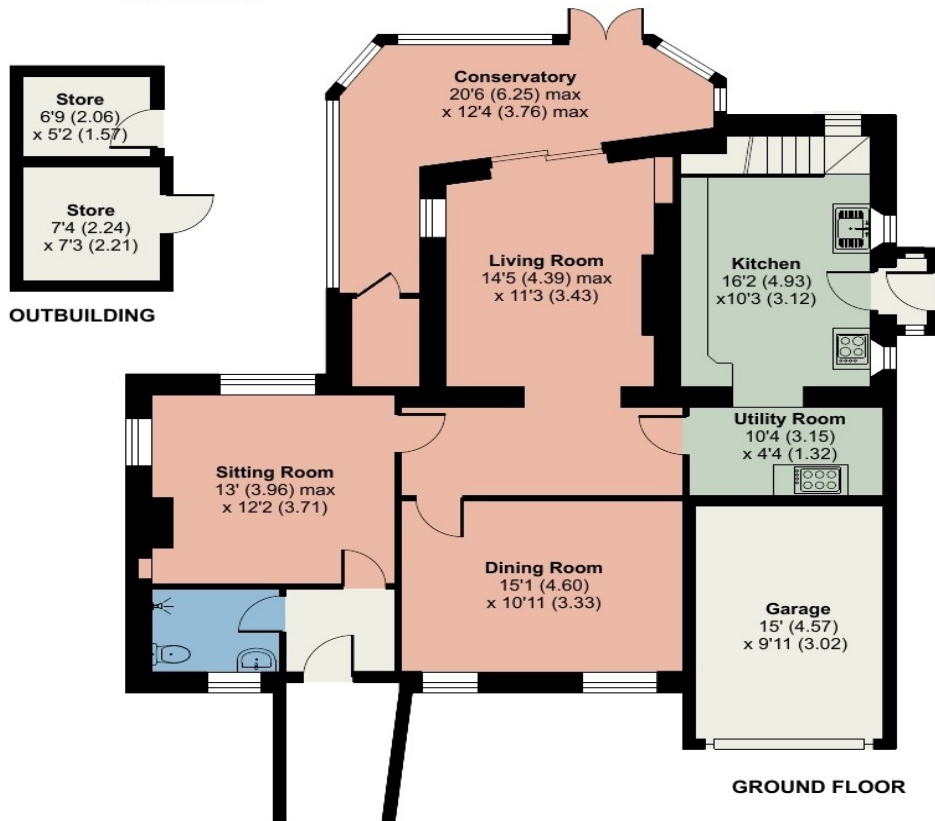
Outbuilding = 89 sq ft / 8.2 sq m

Total = 2512 sq ft / 233.2 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). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1104781

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