



## Portinscale

Offers over £600,000

Grassmoor, Portinscale, Keswick, CA12 5RH

A most appealing detached three bedroom house pleasantly situated on a side road in Portinscale village.

Portinscale is conveniently located on the banks of Derwentwater and provides a wide range of local amenities including two marinas, village hall, public house and café/restaurant.

### Quick Overview

- Most appealing detached house
- Side road location in Portinscale village
- Under two miles from Keswick
- Three bedrooms and two bath / shower rooms
- Living room, sitting room and garden room
- Fitted dining kitchen and utility room
- Easily managed front and rear gardens
- On-site parking spaces



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Superfast  
80Mbps



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Property Reference: KW0354





Living Room



Sitting Room



Garden Room



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Porch

#### Entrance Hall

With radiator.

#### Living Room

With front bay window and side window, multi fuel stove on slate hearth, radiator.

#### Sitting Room

With multi fuel stove on tiled hearth, radiator.

#### Garden Room

With windows to three elevations, radiator, patio door to the rear garden.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, range style multi-fuel cooker, fridge, dishwasher, radiator, built in cupboard.

#### Inner Hall

With built in cupboard.

#### Shower Room

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

#### Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, external doors.

### First Floor:

#### Landing





Living Room



Dining Kitchen





Utility Room



Bedroom One



Bedroom Two



Bedroom Three

### Bedroom One

With windows to two elevations, radiator, cast iron Victorian style fireplace.

### Bedroom Two

With radiator.

### Bedroom 3

With radiator.

### Bathroom

With WC, wash hand basin, bath, radiator, heated towel rail.

### Outside:

On-site gravel surfaced forecourt parking area, easily managed gravel surfaced front and rear garden with stocked and shrubbed borders, rear paved patios.

### Adjoining Former Garage

Subdivided to provide a storeroom with electric light, power and water.

### 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

Entering into Portinscale from the A66 proceed ahead and turn right onto Rickerby Lane after passing the entrance on the right to High Portinscale and the property is located immediately on the left.

### Price

Offers over £600,000 are invited for consideration.





Front Garden



Rear Garden





Front View



Front View

Request a Viewing Online or Call 01768 593593



# Meet the Team

## Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



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Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

Grassmoor, Portinscale, Keswick



Total floor area 138.7 m<sup>2</sup> (1,492 sq.ft.) approx

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.

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