



# Keswick

Offers in the region of **£795,000**

High Chestnut Hill, Keswick, Cumbria, CA12 4LS

An outstanding substantial five bedroom period end terrace house most pleasantly situated on an extensive site in a highly desirable residential location under one mile from Keswick town centre and providing generous accommodation with the benefit of stunning open panoramic views over Keswick to the majestic range of fells.

Internal viewing is highly recommended.

## Quick Overview

- Outstanding substantial period end terrace house
- Delightful setting in a highly desirable residential location
- Superb site with stunning open panoramic views over Keswick to the majestic fells
- Under one mile from Keswick town centre
- Generous accommodation retaining original period features
- Five bedrooms and two bath / shower rooms
- Living room, dining room, study and first floor sitting room with adjoining snug
- Fitted dining kitchen and utility room
- Extensive mature front and rear gardens
- Detached garage and on-site parking spaces

Property Reference: 42197

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Entrance Hall



Living Room



Dining Room



Sitting Room

## Accommodation

Each of the rooms facing west enjoy stunning views to the majestic fells.

## Ground Floor:

### Entrance Hall

With boarded floor, radiator, external door.

### WC

With WC, wash hand basin, heated towel rail.

### Living Room

With bay window, two additional windows, contemporary style marble fireplace with glass fronted flame effect electric fire, fitted wall shelving, radiator.

### Dining Room

With triangular bay window, marble fireplace with wood burning stove, fitted wall shelving, boarded floor, radiator.

### Dining Kitchen

With fitted base and wall units including corian work surfaces and pelmet lighting, under mounted sink with mixer tap, Rangemaster stove, plumbing for dishwasher, stone floor, radiator, built in cupboard, walk in larder.

### Hallway

With stone floor, external door.

### Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, stone floor, radiator.

### Hallway

With stone floor.

### Study

With windows to two elevations, radiator, double doors to the living room.

## First Floor:

### Landing

With radiator, built in linen cupboard.

### Bedroom One

With radiator.

### Bedroom Two

With radiator.

### Shower Room

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



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Sitting Room / Snug

With triangular bay window, additional window, fireplace with fitted electric fire, three radiators, dividing doors to adjoining snug.

### Inner Landing

With boarded floor, radiator, walk in cupboard, built in cupboard with hot water tank.

### Bedroom Three

With windows to two elevations, radiator.

### Bedroom Four

With radiator.

### Bedroom Five

With radiator.

### Bathroom

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

### Outside:

Driveway entrance to forecourt providing on-site parking spaces, extensive front and rear gardens comprising lawns, mature stocked and shrubbed borders, established trees, vegetable garden, gravel surfaced and paved terrace, external lighting, green house, external store with electric light and power.

### Detached Garage

With electric light and power.

### Services

Mains water, electricity and gas. Shared private sewage treatment system. Gas central heating. Independently controlled electric towel rails. We are advised that in 2022 a new boiler and Mixergy hot water cylinder were installed.

### Tenure

Freehold.

### Council Tax

Band F.

### 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 right.

### Price

Offers in the region of £795,000 are invited for consideration.



Front View



Setting



Rear Garden



Front View

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.



Need help with **conveyancing**? Call us on: **01539 792032**



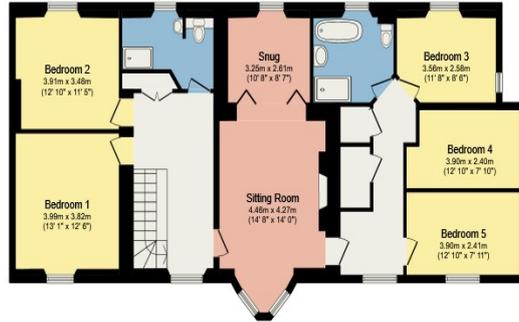
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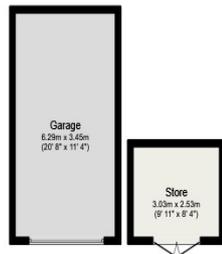
## High Chestnut Hill, Keswick



**Ground Floor**



**First Floor**



**Garage Store**

Total floor area 290.1 sq.m. (3,123 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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