



## Keswick

Offers in the region of **£575,000**

Oak Leaf House, Ambleside Road, Keswick, CA12 4DL

Equally suitable as a primary home, recreational second home or for lucrative holiday letting this enchanting picturesque detached three bedroom house was constructed to a most appealing period style and is conveniently located in a small private courtyard within a highly desirable residential location close to Keswick town centre.

### Quick Overview

Enchanting picturesque detached house  
 Constructed to a most appealing period style  
 Delightful small private courtyard setting  
 Highly desirable residential location close to Keswick town centre  
 Three bedrooms  
 Living room and dining room  
 Potential for loft conversion  
 Surrounding mature gardens  
 Parking space and garage  
 No local occupancy restriction



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2



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Ultrafast  
1000Mbps



2

Property Reference: KW0375



Living Room



Living Room



Dining Room



Dining Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, built in cupboard, under stairs cupboard.

#### WC

With WC, wash hand basin, radiator.

#### Living Room

With windows to two elevations, period style fireplace, radiator.

#### Dining Room

With radiator.

#### Kitchen

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

### First Floor:

#### Landing

With radiator, built in cupboards, access hatch and retractable ladder to boarded loft with roof window. There is potential to convert the loft to provide additional accommodation.

#### Bedroom One

With windows to two elevations, radiator, built in cupboards.

#### Bedroom Two

With radiator, built in cupboard.

#### Bedroom Three

With radiator, built in cupboard.

#### Shower Room

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



Living Room



Dining Room



Kitchen



Kitchen



Bedroom Two



Bedroom Three

### Outside:

Mature gardens to each side of the property including lawns, stocked and shrubbed borders, trees, paved patio, front shrubbed border, rear pathway, garden shed, parking space and garage located beside the property with vehicular access from Acorn Street, communal courtyard entrance to the property from Ambleside Road.

### 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.

### Directions

In Keswick town centre proceed from Station Road onto St John's Street and then onto Ambleside Road. The courtyard entrance to the property is situated on the left opposite Castlehead Close. The vehicular access to the property is from Acorn Street.

### What3words

///paddock.slice.unlisted

### Price

Offers in the region of £575,000.

### 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).



Kitchen



Bedroom One



Garden



Garden

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**



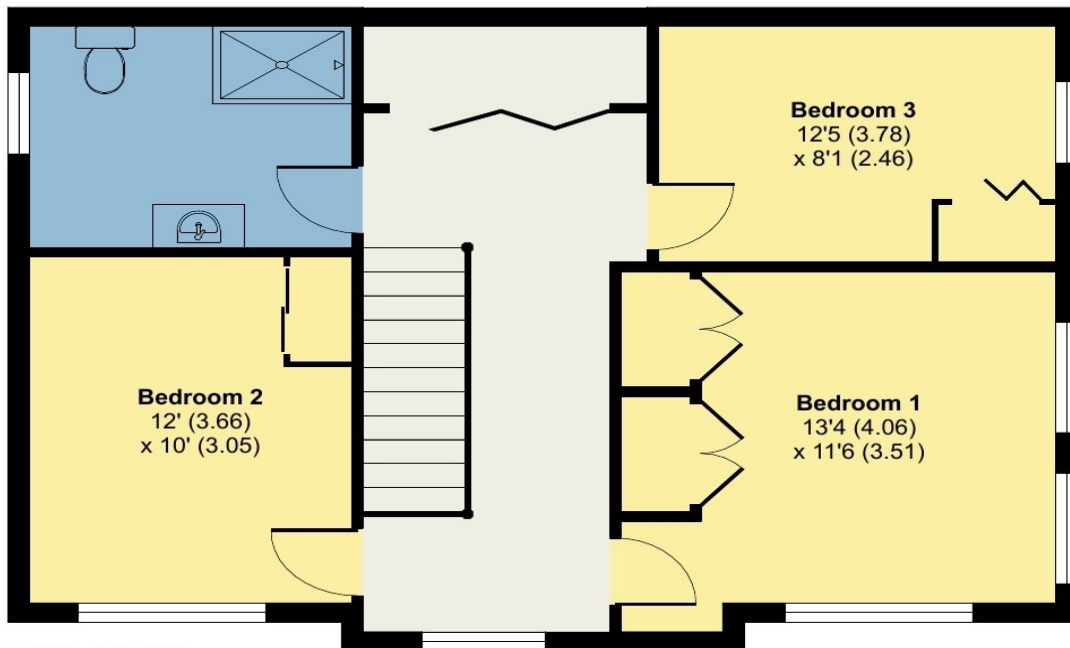
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

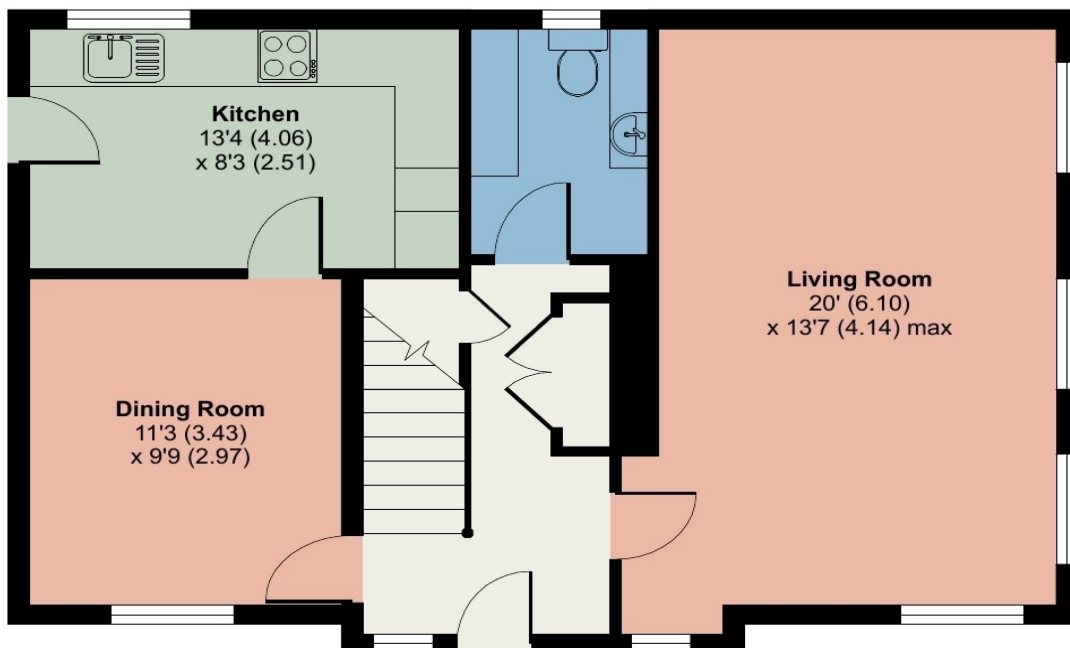
# Oak Leaf House, Ambleside Road, Keswick

Approximate Area = 1296 sq ft / 120.4 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). © nichecom 2021. Produced for Hackney & Leigh. REF: 1152697

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Request a Viewing Online or Call 01768 741741