



## Grange In Borrowdale Offers in the region of £350,000

Greystones, Grange In Borrowdale, Keswick, CA12 5UQ

A superb self-contained first floor two bedroom luxury apartment located in the centre of the picturesque Grange village nestling within the spectacular Borrowdale Valley approximately five miles south of Keswick.

Enjoying delightful fell views and benefiting from recent comprehensive upgrading to a high specification this stylish apartment is equally suitable as a primary home, second home or for lucrative holiday letting.

The Grange village amenities include a licenced cafe, church, hotel and regular bus service..

### Quick Overview

Superb self-contained first floor luxury apartment

Traditional Lakeland slate building constructed in 1859

Recently comprehensively upgraded to a high specification

Central location in picturesque Grange village  
Delightful Borrowdale Valley setting with fell views

Five miles from Keswick

Two double bedrooms and luxury bathroom

Open plan living room / fitted dining kitchen

Right to park one motor vehicle adjacent to the property

Equally suitable as a primary home, second home or for lucrative holiday letting

Property Reference: KW0384



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Superfast  
80Mbps



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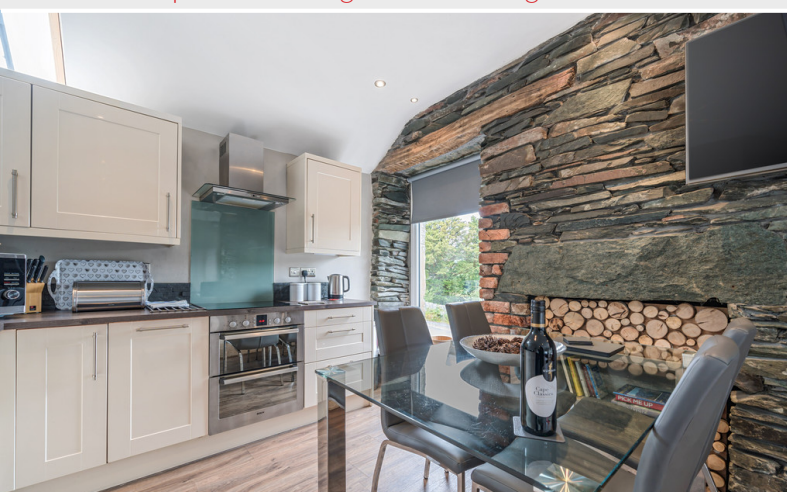




Galleried Landing



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Porch

With built in store.

#### Entrance Hall

With electric radiator, under stairs utility cupboard including plumbing for washing machine, two built in cupboards, stairway to the first floor.

### First Floor:

#### Galleried Landing

With window, electric radiator.

#### Open Plan Living Room / Dining Kitchen

With windows to two elevations, roof window, exposed Lakeland stone wall and inset fireplace with wood burning stove, two electric radiators, fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge / freezer, dish washer.

#### Bedroom One

With two windows, electric radiator.

#### Bedroom Two

With window, roof window, electric radiator.

#### Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall and floor tiling, window, roof window, heated towel rail, built in cupboard with water cylinder and shelving.





Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen





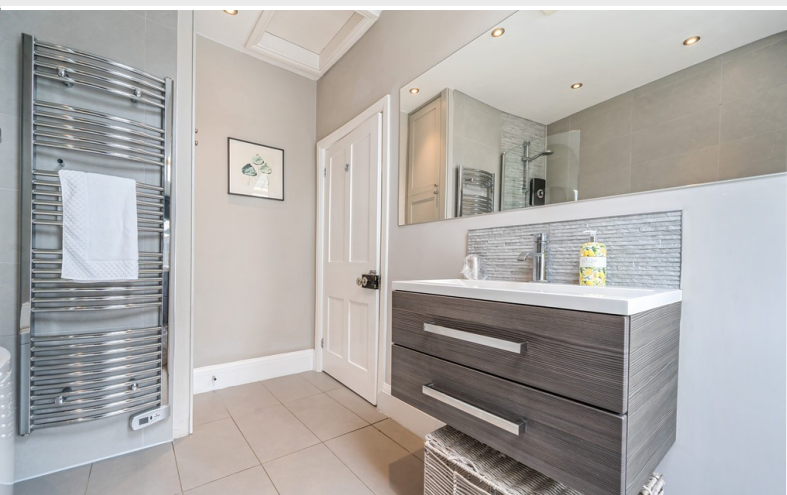
Bedroom One



Bedroom Two



Bathroom



Bathroom

### Outside:

Right to park one motor vehicle adjacent to the property.

### Services

Mains water, electricity and drainage. Electric radiator heating.

### Tenure

999 leasehold from 1988.

### Rateable Value

£2,400.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini round about opposite the Cooperative food store and then bear left onto Heads Road. Continue across the mini roundabout onto the B5289 towards Borrowdale. Proceed and turn right where sign posted for Grange following the road across the bridge and then bearing left. The apartment is located on the left above the building with the café at the front.

### Price

Offers in the region of £350,000 are invited for consideration.

### 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).





Bedroom One



Bedroom Two





View



Setting

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  
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online.



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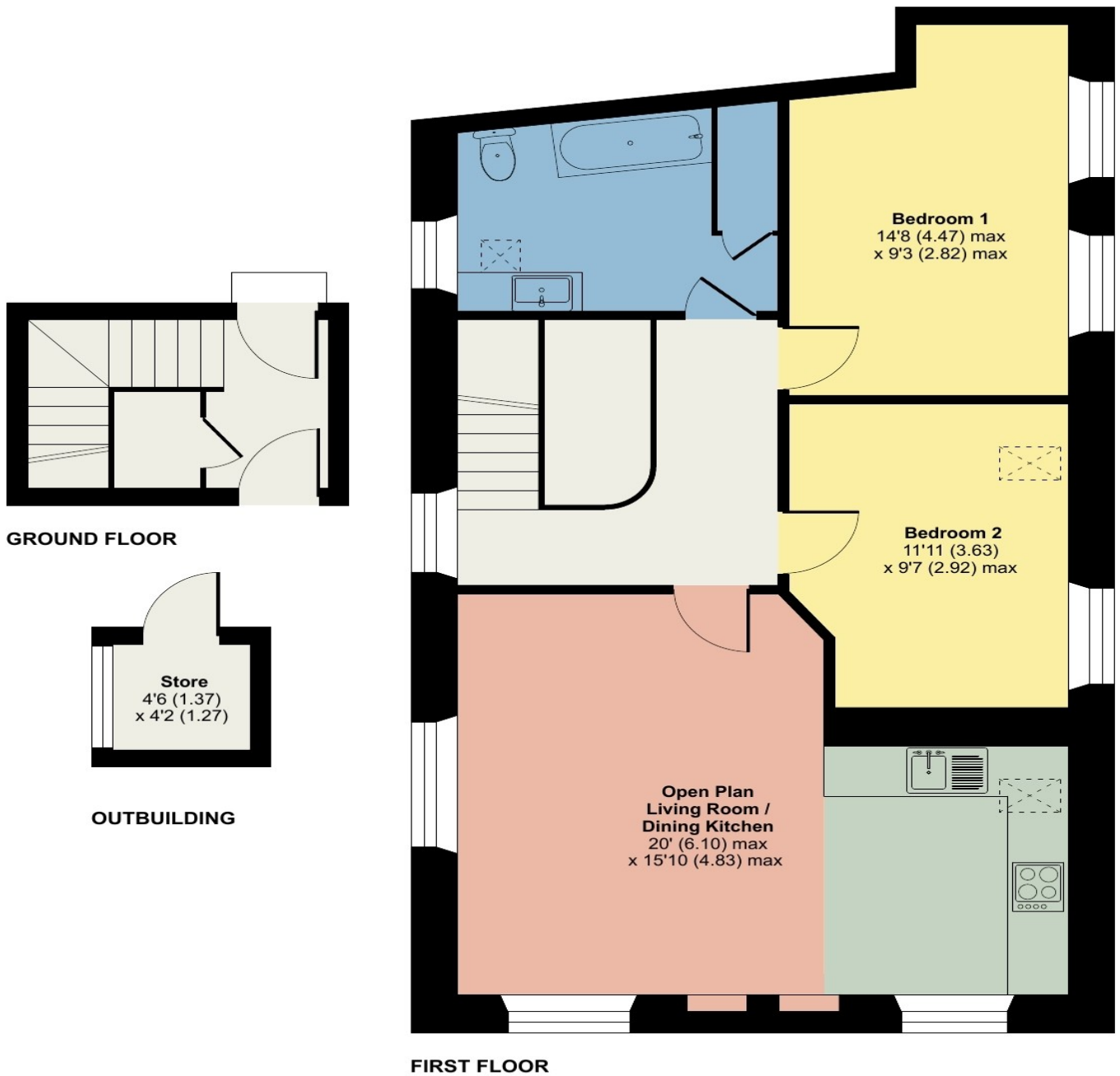
# Greystones, Grange, Keswick

Approximate Area = 776 sq ft / 72 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 792 sq ft / 73.4 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). © n̄checom 2024.  
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