



## Keswick

Offers in the region of **£595,000**

Bowfell, Chestnut Hill, Keswick, Cumbria, CA12 4LR

A substantial five bedroom period semi-detached house benefitting from recent comprehensive upgrading and occupying an elevated site conveniently situated in a popular residential area with a pleasant rural rear outlook only one mile from Keswick town centre. Internal viewing is highly recommended.

### Quick Overview

Substantial and recently comprehensively upgraded period semi-detached house  
 Elevated site only one mile from Keswick town centre  
 Pleasant rural rear outlook  
 Five bedrooms  
 Two luxury bath / shower rooms  
 Living room and dining room with adjoining open plan fitted kitchen  
 Gardens and rear courtyard providing on-site parking spaces  
 Internal viewing highly recommended



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D



Ultrafast  
1000Mbps

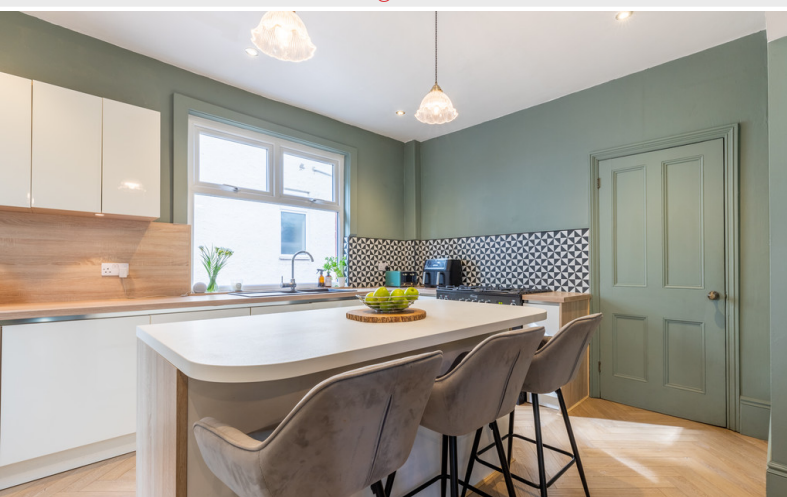


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Property Reference: KW0396



Living Room



Kitchen



Dining Room



Dining Room

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator, under stairs cupboard.

#### Living Room

A front reception room with bay window, period open fireplace, radiator.

#### Kitchen

With a modern range of fitted base and wall units including pelmet lighting, sink unit with mixer tap, ceramic wall tiling, integrated fridge, freezer, dish washer, radiator, open plan to

#### Dining Room

With bay window, wood burning stove, radiator.

#### Rear Porch

With plumbing for washing machine, external door.

### First Floor:

#### Landing

With radiator.

#### Bedroom One

Front bedroom with bay window, radiator.

#### Bedroom Two

Rear bedroom with rural view, radiator.

#### Bedroom Three

Rear bedroom with rural view, radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.



Living Room



Kitchen



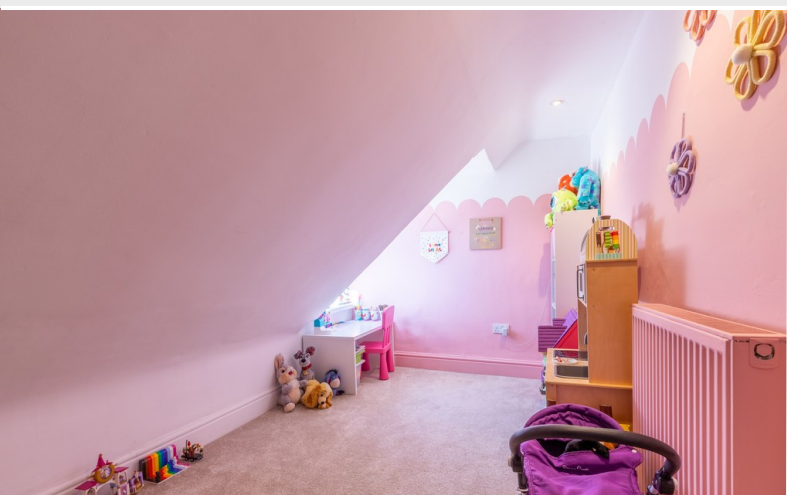
Bedroom Three



Bedroom Four



En-suite



Bedroom Five

## Second Floor:

### Landing

### Bedroom Four

Rear bedroom with dormer window and rural view, radiator.

### En-suite Bathroom

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

### Bedroom Five

Front bedroom with dormer window and delightful view over Keswick to the fells, radiator, ladder style stair case to an upper floor room.

### Outside:

Front patio and lawned garden, side shared vehicular access to rear courtyard providing on-site parking spaces, rear lawned garden and paved terrace with a pleasant rural view, shed and store.

### Tenure

Freehold.

### Services

Mains water, gas, electricity and drainage. Gas central heating to radiators.

### Council Tax

Band D.

### Directions

From Keswick town centre proceed on Penrith Road and continue up the hill and past the left turn for Penrith and the A66. Bowfell is situated within the row of houses on the left hand side.

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers in the region of £595,000.



Bedroom One



Bedroom Two



Rear Garden



Rear Patio

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**

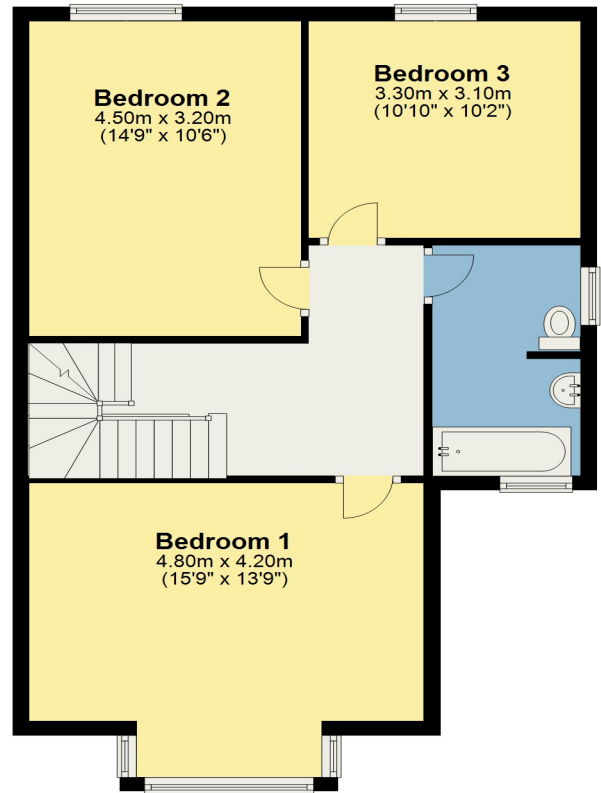


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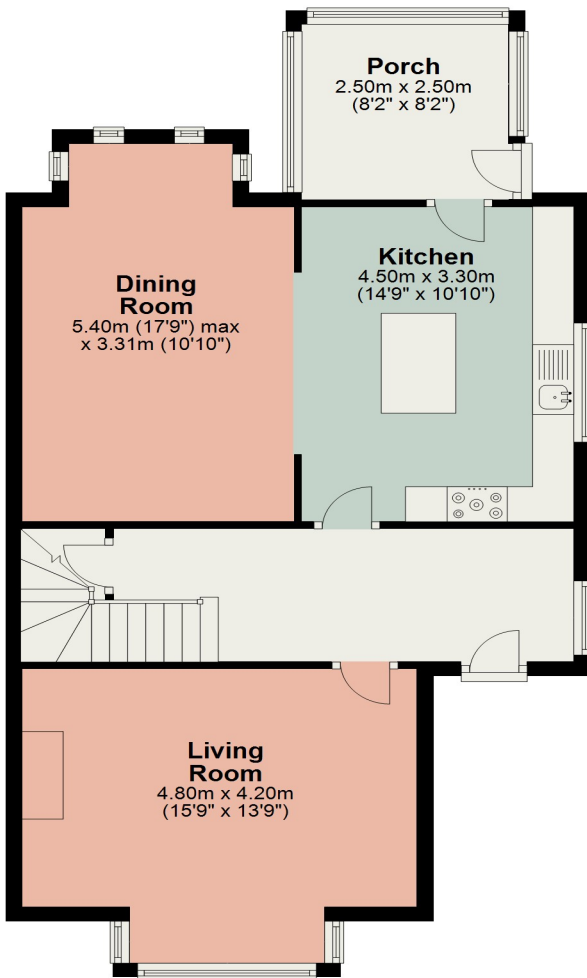
## First Floor

Approx. 61.4 sq. metres (660.8 sq. feet)



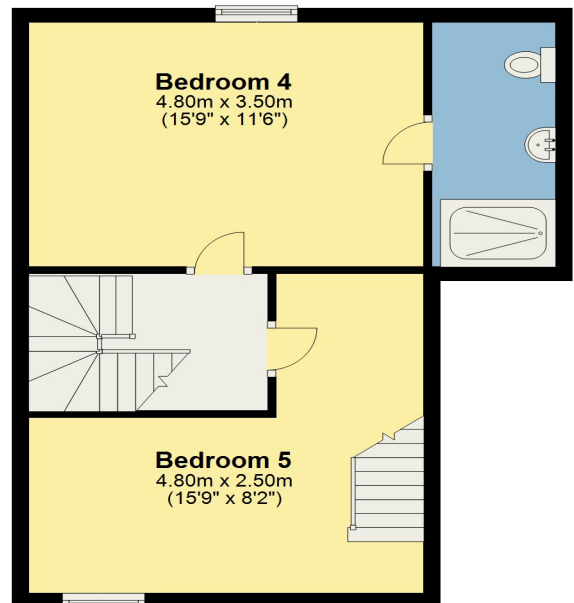
## Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)



## Second Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



## Third Floor

Approx. 10.1 sq. metres (108.5 sq. feet)



Total area: approx. 186.2 sq. metres (2004.2 sq. feet)

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. RFF

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Request a Viewing Online or Call 01768 741741