



Portinscale

Offers over **£875,000**

Lake View, Portinscale, Keswick, CA12 5RD

An outstanding substantial Edwardian six bedroom semi-detached house occupying an elevated south facing site in the centre of Portinscale village and enjoying delightful views to the majestic range of fells and Derwentwater.

The present owners have successfully operated a thriving bed and breakfast business, however, the house is equally suitable as a large primary residence or recreational second home.

Idyllically located on the shores of Derwentwater, Portinscale is conveniently situated off the A66 just 1.5 miles west of Keswick and provides a variety of local amenities including two marinas, village hall, public house and café/restaurant.

Quick Overview

Outstanding substantial Edwardian semi-detached house

Elevated south facing site

Central location in Portinscale village
Delightful views to the majestic range of fells and Derwentwater

Only 1.5 miles from Keswick

Three first floor and three second floor bedrooms

Four bath / shower rooms

Living room, dining room, sitting room and garden room

Fitted kitchen and utility room

Gardens, on-site parking area and garage.

Property Reference: KW0411



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Ultrafast



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Sitting Room



Kitchen



Kitchen



Dining Room

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator, under stairs cupboard.

Living Room

With bay window and side window, open period cast iron fire with timber surround and tiled inlay, two radiators.

Dining Room

With bay window, period marble period fireplace with tiled inlay, radiator.

Sitting Room

With recessed fireplace including stone hearth and wood burning stove, radiator, built in cupboard.

Garden Room

With vaulted ceiling, under floor heating, built in cupboards, front and rear double external doors.

Kitchen

With fitted base and wall units including pelmet lighting, breakfast bar, stainless steel sink with mixer tap, integrated fridge, canopied extractor unit, plumbing for dishwasher.

Utility Room

With fitted base units, Belfast sink with mixer tap, ceramic wall tiling, built in cupboards, two roof windows, plumbing for washing machine, external door.

WC

With WC.

First Floor:

Landing

With radiator, built in cupboard.

Bedroom One

With bay window and side window, period fireplace, radiator.

En-suite Bathroom

With WC, wash hand basin, bath with mixer filler, quadrant shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom Two

With bay window, period fireplace, radiator, walk in cupboard with wash hand basin.

En-suite Shower Room

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

Bedroom Three

With radiator, period fireplace.



Living Room



Garden Room



Bedroom Four



Bedroom Six



Rear Garden



Front Garden

En-suite Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator / heated towel rail, built in cupboards.

Second Floor:

Inner Hall

Bedroom Four

With radiator, roof window.

Bedroom Five

With radiator, roof window.

Bedroom Six

With radiator.

Bathroom

With WC, wash hand basin, bath, large shower cubicle, roof window, heated towel rail.

Outside:

Front lawned garden with stocked and shrubbed borders, side pathway, with stocked and shrubbed borders, rear courtyard garden with patio, log store and stocked and shrubbed borders, rear on-site parking area with log store.

Garage

With electric entrance door, electric light and power.

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

Entering into Portinscale from the A66 proceed ahead and turn second left after passing the Farmers Arms public house. The property is located immediately on the right.

Price

Offers over £875,000 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



Bedroom Three



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
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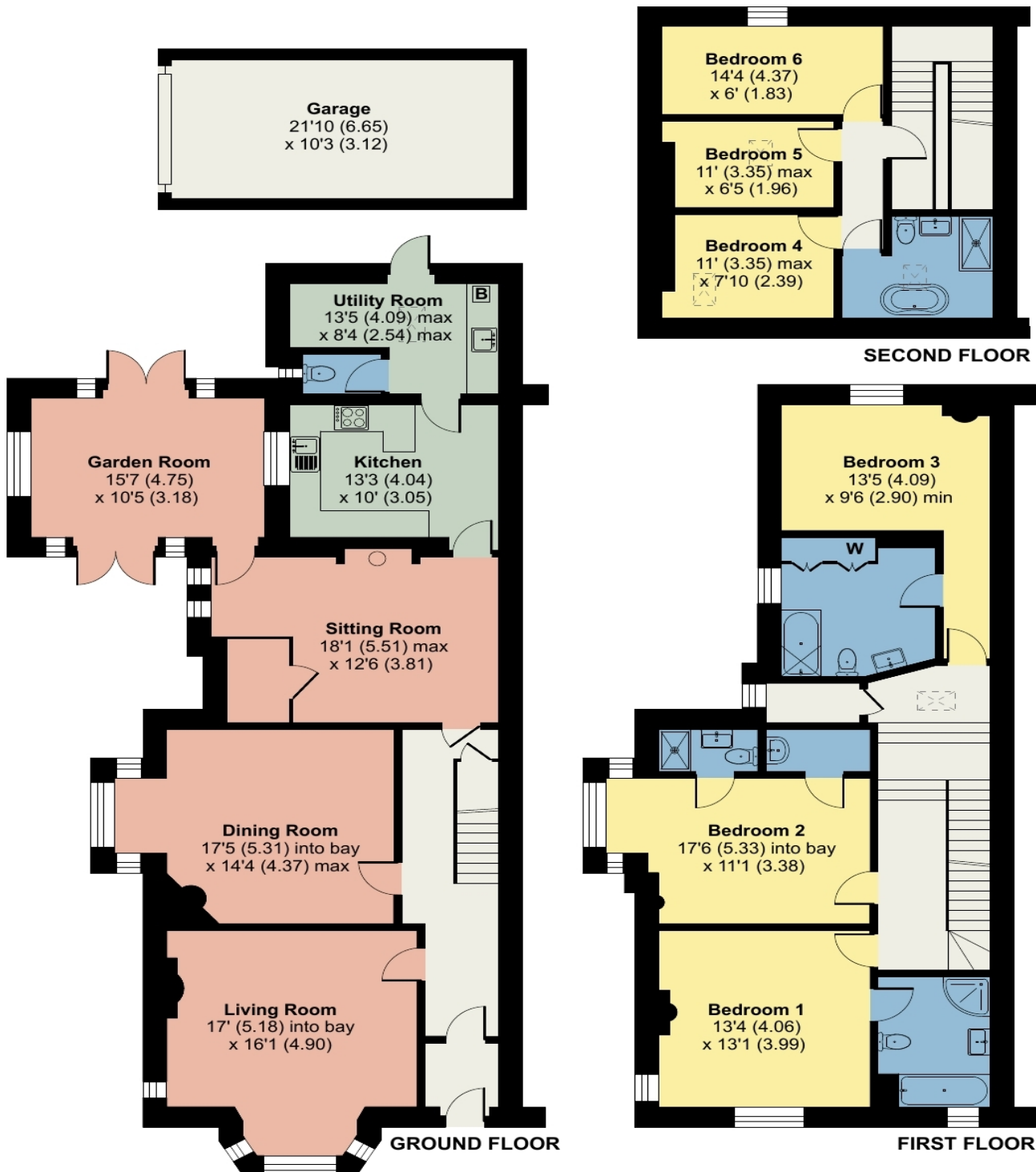
Lake View, Portinscale, Keswick

Approximate Area = 2745 sq ft / 255 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 2974 sq ft / 276.2 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 2021. Produced for Hackney & Leigh. REF: 1209780

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