



Keswick

Gatesgarth, High Hill, Keswick, Cumbria, CA12 5PB

A substantially extended semi-detached house occupying an extensive site with a stunning rear view to the majestic range of fells and conveniently situated under one mile from Keswick town centre.

Providing an immaculate standard of tastefully appointed accommodation including up to five bedrooms, Gatesgarth is equally suitable for use as a primary home, second home or continued lucrative holiday letting.

Offers over £695,000

Quick Overview

Substantially extended semi-detached house

Stunning rear view to the majestic range of fells

Extensive site with surrounding lawned gardens

Under one mile from Keswick town centre

Immaculately presented and tastefully appointed accommodation

Up to five bedrooms if required

Three bath / shower rooms

Integral garage and expansive on-site parking area

Property Reference: KW0417



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Ultrafast
broadband
available



Off road parking
and garage



Sitting Room / Bedroom One



Living Room



Conservatory



Dining Kitchen

Accommodation

Ground Floor:

Entrance Porch

Entrance Hall

With radiator, electric underfloor heating.

Sitting Room or Bedroom One

With bay window, timber fire surround with slate hearth and inlay, radiator.

Living Room

With wood burning stove on slate hearth, two radiators, external door to patio and double doors to conservatory.

Conservatory

With radiator, electric underfloor heating, external door to patio.

Dining Kitchen

With windows to two elevations, hand built solid wood fitted base and wall units with granite worktops and upstands, sink unit with mixer tap, extractor unit, plumbing for dishwasher, radiator, electric underfloor heating, external door and door to garage.

Utility Room

With plumbing for washing machine, electric underfloor heating.

Shower Room

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

First Floor:

Landing

Bedroom Two

With bay window, radiator.

Bedroom Three

With radiator.

Bedroom Four

With windows to two elevations, sink, radiator.

Lounge or Bedroom Five

With windows to two elevations, radiator.

Bathroom

With WC, wash hand basin, bath, shower cubicle, porcelain wall tiling, heated towel rail, electric underfloor heating.

Shower Room

With WC, wash hand basin, shower cubicle, marble wall tiling, heated towel rail, electric underfloor heating.



Living Room



Dining Kitchen



Lounge / Bedroom Five



Bedroom Two



Bedroom Three



Bedroom Four

Outside:

Tarmac driveway and expansive on-site parking area, extensive surrounding gardens comprising lawns, established shrubs and trees, rear patio, garden shed.

Integral garage with water, electric light and power.

Services

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

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Tenure

Freehold.

Rateable Value

£4,400.

Flooding

The property experienced flooding in 2009 and 2015.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Main Street in Keswick town centre proceed onto High Hill passing the petrol station on the left and Gatesgarth is the last property on the left.

What3words

///dote.animates.notifying

Price

Offers over £695,000 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).



Lounge / Bedroom Five



Setting



Rear View



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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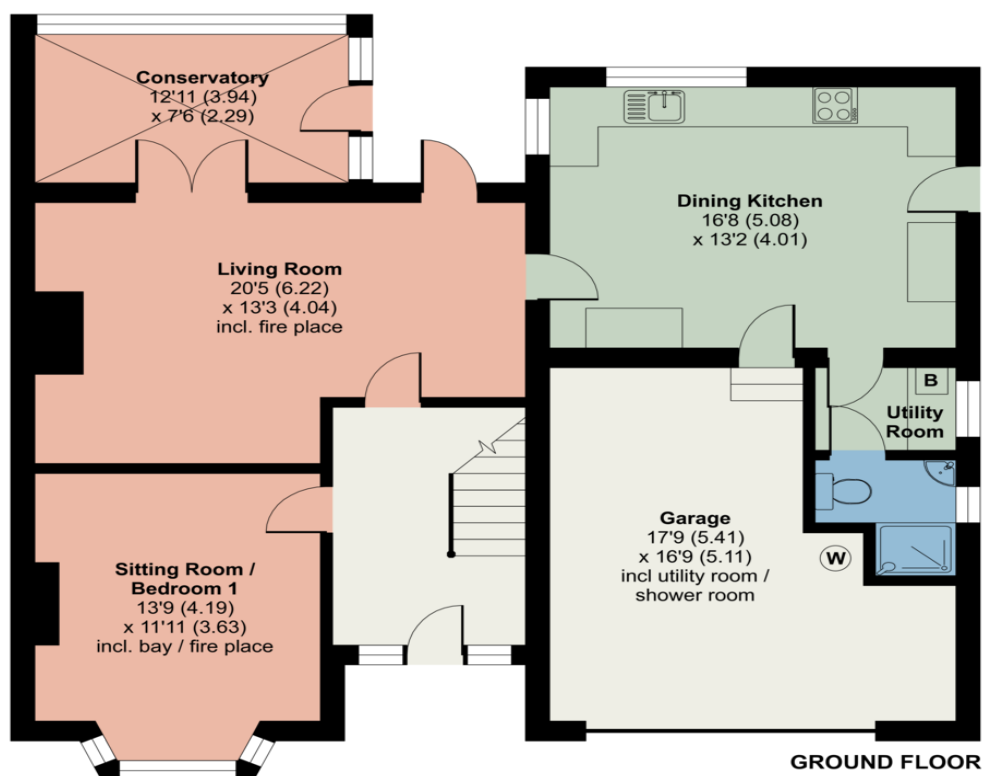
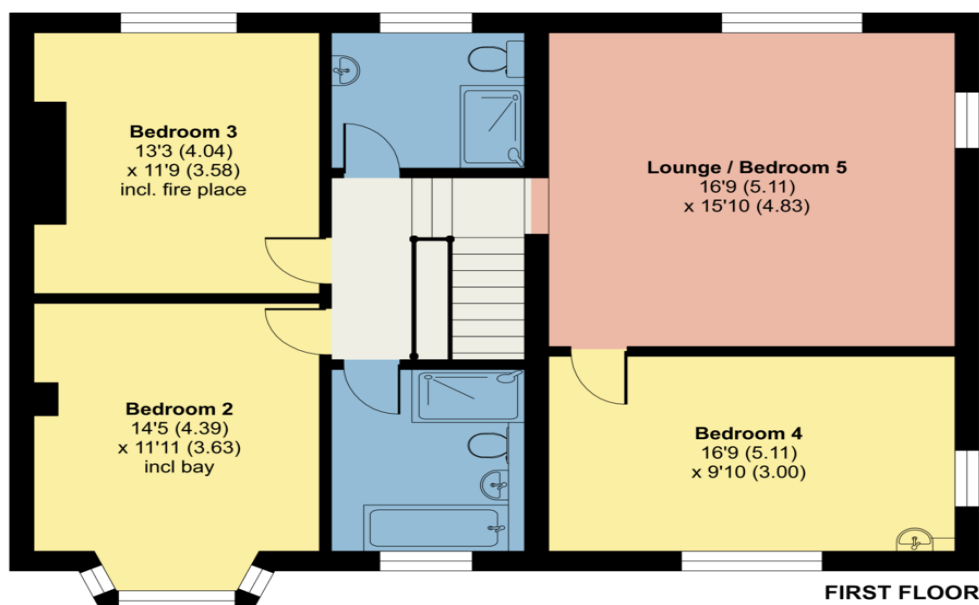
Gatesgarth, High Hill, Keswick

Approximate Area = 1922 sq ft / 178.5 sq m

Garage = 238 sq ft / 22.1 sq m

Total = 2160 sq ft / 200.6 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). © nichecom 2024.
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