



## Bassenthwaite

Offers in the region of **£280,000**

2 Low Kiln Court, Bassenthwaite, Keswick, CA12 4RG

A substantial three double bedroom terrace house enjoying a delightful rural setting with fell views. Located one mile from Bassenthwaite village and seven miles from Keswick this most appealing property is equally suitable for use as a primary home, second home or for lucrative holiday letting.

Bassenthwaite village provides a wide range of amenities include a church, public house and a primary school. Nearby facilities include Bassenthwaite Lake and sailing club, a first class leisure complex and spa at Armathwaite Hall Hotel, Lakes Distillery, Lake District Wildlife Park, Mirehouse country house and gardens and Honister Slate Mine. Numerous fell walks are close by including Skiddaw and Ullock Pike. Located sixteen miles from the M6 Penrith junction 40, Keswick provides an extensive range of local amenities and services including a variety of shops, supermarkets, cafes and public houses together with hotels, banks, schools, library, theatre and medical and dental surgeries. Penrith railway station provides a direct rail service to London.



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Superfast  
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### Quick Overview

Most appealing substantial terrace house

Three double bedrooms

Delightful rural setting with fell views

Only one mile from Bassenthwaite village and seven miles from Keswick

Shared communal grounds, courtyard and parking space

Equally suitable as a primary home, second home or lucrative holiday let

Property Reference: KW0440



Living / Dining Room



Living / Dining Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With stairs to first floor.

#### Open Plan Living / Dining Room

With log burning stove, electric storage heater.

#### Dining Kitchen

With fitted base and wall units, sink unit, ceramic wall tiling, electric storage heater, integrated electric oven, hob, plumbing for washing machine.

### First Floor:

#### Landing

With built in cupboard.

#### Bedroom One

Rear bedroom, electric storage heater.

#### Bedroom Two

Rear bedroom, electric storage heater.

#### Bedroom Three

Front bedroom, electric storage heater.

#### Bathroom

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

### Outside:

Shared surrounding communal grounds, courtyard and car parking. Shared external store.



Living / Dining Room



Dining Kitchen



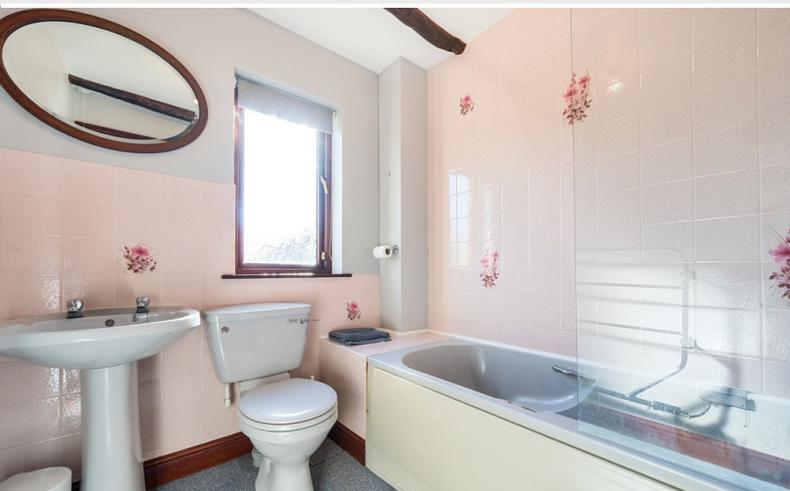
Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Tenure

Leasehold with 1/6th share of the freehold.

### Service Charge

£85.00 per month. This covers building insurance, garden maintenance, electricity for communal areas and the maintenance contract for the water treatment plant.

### Rateable Value

£2,400.

### Services

Mains water and electricity. Electric storage heating. Klargester treatment plant drainage.

### Directions

From the Keswick Crosthwaite roundabout proceed to the A591 towards Bassenthwaite and continue for approximately seven miles. The entrance to Low Kiln Court is situated on the right before reaching the cross roads at the Castle Inn.

### What3words

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### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers in the region of £280,000 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



Courtyard

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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# 2 Low Kiln Court, Bassenthwaite, Keswick

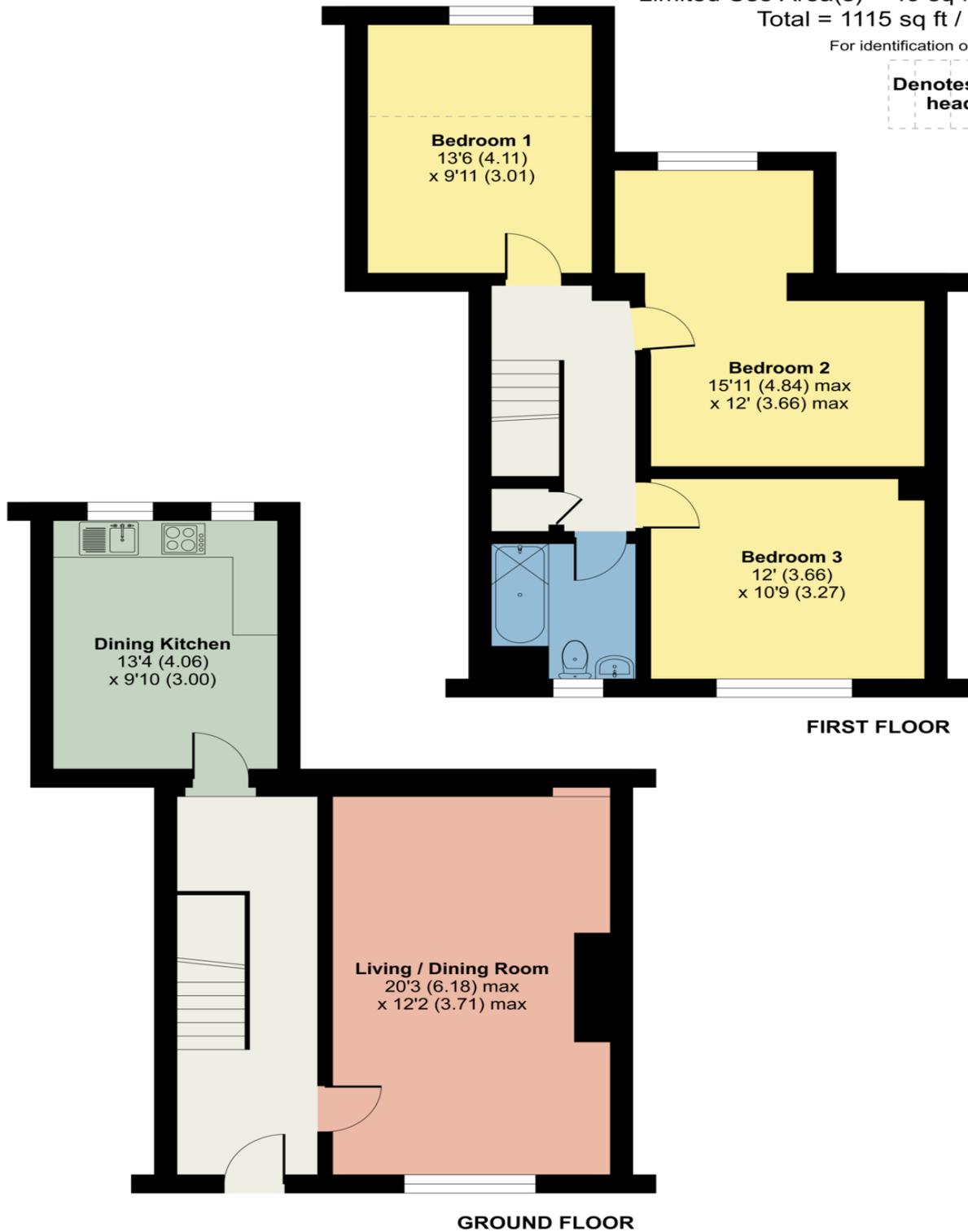
Approximate Area = 1066 sq ft / 99 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1256257

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