



## Keswick

Offers in the region of £950,000

Easedale House, 1 Southey Street, Keswick, Cumbria, CA12 4HL

A substantial three storey period corner terrace former hotel conveniently located on a side road in Keswick town centre and providing eight self-contained luxury apartments ideally suitable for self-catering holiday rental use as operated by the present owners.

Keswick is located on the northern shore of Lake Derwentwater and surrounded by spectacular fells and rural scenery. Easily accessible via the A66 from the M6, the town is the primary tourist centre for the northern half of the Lake District National Park and attracts huge numbers of tourists who annually visit the area and make Keswick one of the most visited towns in the UK.

The tourist season extends throughout most of the year and is supplemented by many renowned events including the Keswick convention, the Jazz, Beer, Literary, Film and Mountain Festivals, and the now famous "Theatre by The Lake".

### Quick Overview

Substantial three storey former hotel providing eight high specification self-contained apartments

10 bedrooms in total

Established holiday rental use with owner's apartment

Convenient side road location in Keswick town centre with parking (by arrangement)

Property Reference: KW0458



10



10



8



TBC



Ultrafast  
Broadband  
Available



8



Siskin



Goldcrest



Goldcrest



Curlew

## Accommodation

### Ground Floor and Lower Ground Floor:

#### Owner's Apartment

Living Room | Dining Kitchen | Bedroom | Bathroom

#### Siskin

Open Plan Living Room / Dining Kitchen | Bedroom | Ensuite Shower Room

#### Goldcrest

Open Plan Living Room / Dining Kitchen | Bedroom 1 | Ensuite Bathroom | Bedroom 2 | Shower Room

### First Floor:

#### Curlew

Open Plan Living Room / Dining Kitchen | Bedroom | Ensuite Shower Room

#### Kingfisher

Open Plan Living Room / Dining Kitchen | Bedroom | Ensuite Shower Room

#### Egret

Open Plan Living Room / Dining Kitchen | Bedroom | Shower Room

### Second Floor:

#### Osprey

Open Plan Living Room / Dining Kitchen | Bedroom 1 | Ensuite Shower Room | Bedroom 2 | Ensuite Bathroom

#### Wagtail

Open Plan Living Room / Dining Kitchen | Bedroom | Ensuite Shower Room



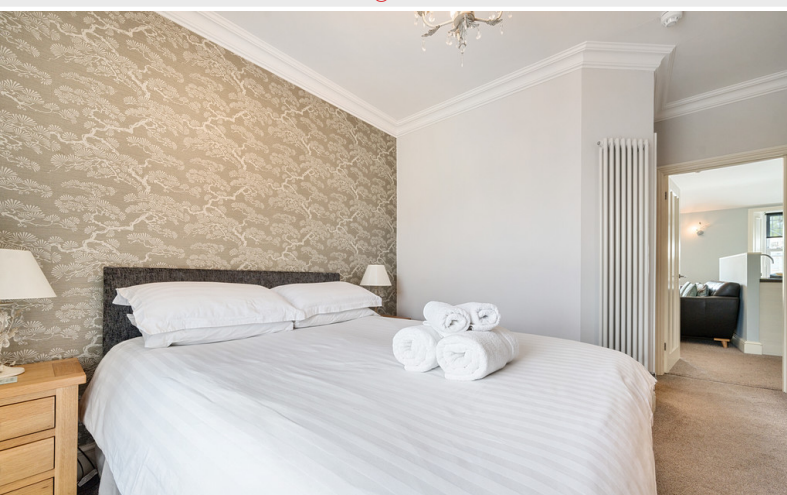
Owner's Apartment



Owner's Apartment



Kingfisher



Wagtail



View



Rear Courtyard

### Outside:

Rear courtyard accessed from Goldcrest.

### Services

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

### Tenure

Freehold.

### Council Tax

Band A for the owners ground floor apartment.

### Rateable Value

£13,500 for the seven additional apartments.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed onto Station Street and turn first right onto Southey Street.

### What3words

///songbook.showcases.cabinets

### Price

Offers in the region of £950,000.

### 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).



Egret



Egret



Osprey



Osprey

Request a Viewing Online or Call 01768 741741

# Meet the Team

## Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Angela Bell

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



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**



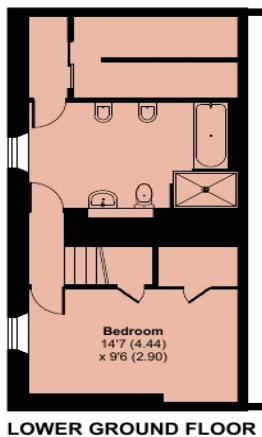
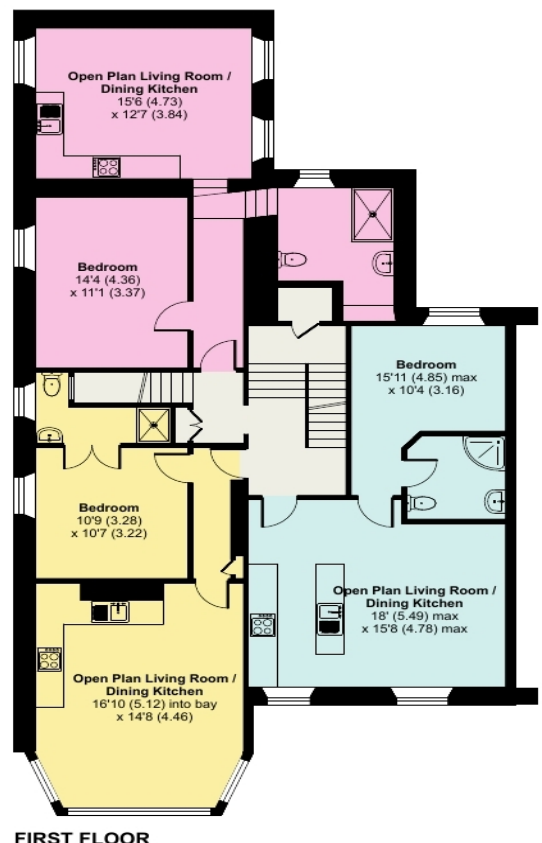
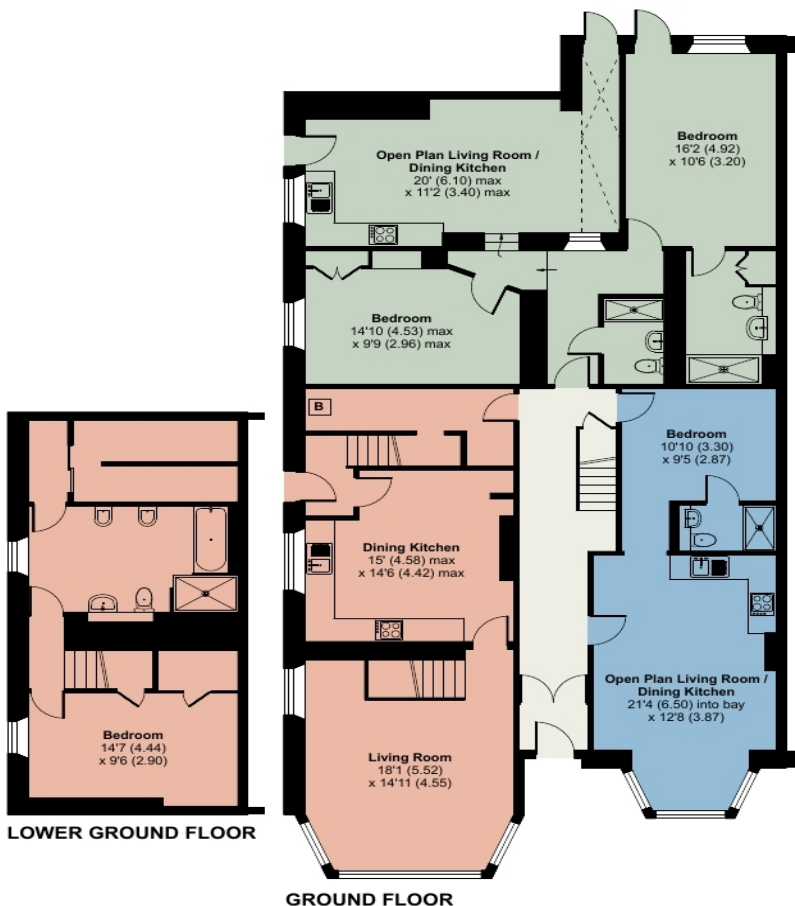
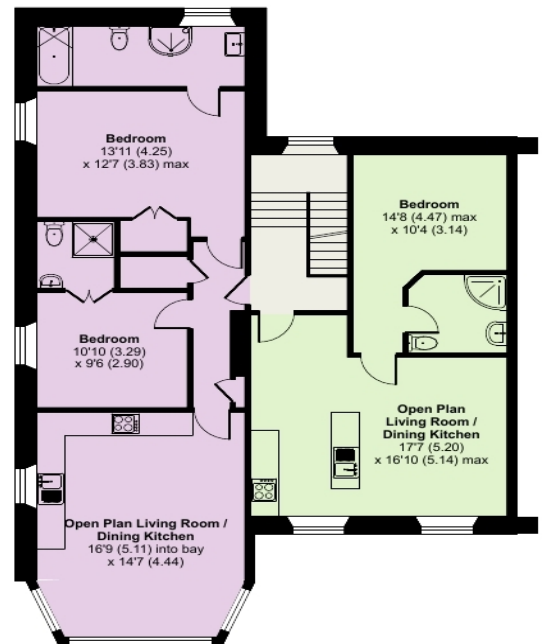
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: [keswicksales@hackney-leigh.co.uk](mailto:keswicksales@hackney-leigh.co.uk)

# Easedale House, Southey Street, Keswick

Approximate Area = 5327 sq ft / 494.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1279829

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/05/2025.

Request a Viewing Online or Call 01768 741741