



Keswick

Offers over £450,000

Honister House, Borrowdale Road, Keswick, Cumbria, CA12 5DD

A substantial Victorian five or six bedroom end terrace house most conveniently situated in Keswick town centre and providing generous accommodation ideally suitable for lucrative holiday letting as successfully developed by the current owners.

Quick Overview

Substantial Victorian three storey end terrace house

Conveniently situated in Keswick town centre

Five bedrooms and four bath / shower rooms

Living room, dining room and second floor sitting room or additional bedroom

Spacious ground floor storeroom formerly let as a self-contained shop

Ideally suitable for lucrative holiday letting



5



4



2



E



Superfast
Broadband
Available

Property Reference: KW0452



Living Room



Kitchen



Kitchen



Dining Room

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator, built in cupboard, under stairs cupboard.

Living Room

With bay window, radiator, feature fireplace with wood burning stove.

Kitchen

With a modern range of fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated fridge and freezer, radiator, open plan to dining room.

Dining Room

With radiator.

Utility Room

With plumbing for washing machine and dishwasher, walk-in storage cupboard, external door.

First Floor:

Landing

Bedroom One

Front double bedroom with bay window, radiator.

En-suite Shower Room

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

Bedroom Two

Rear double bedroom with radiator.

En-suite Shower Room

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

Bedroom Three

Rear double bedroom with radiator.

En-suite Bathroom

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

Second Floor:

Landing



Living Room



Kitchen



Utility Room



Bedroom One



Bedroom Two



Bedroom Three

Sitting Room or Additional Bedroom

With dormer window, sloping ceilings, two radiators, built-in cupboard.

Bedroom Four

Rear double bedroom with radiator.

Bedroom Five

Rear double bedroom with radiator.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail, access doors from each bedroom.

Outside:

Front paved forecourt, rear store and yard with a right of way for neighbouring properties.

Integral Storeroom

Fronting Derwent Street and formerly let as a self-contained shop measuring 15' 5" x 13' 6".

Services

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

Tenure

Freehold.

Rateable Value

£3,600.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Station Street proceed onto St John's Street and turn first right onto Derwent Street. Continue to the end of the street and the property is located on the left opposite the George Fisher store.

What3words

///catch.lobbed.openly

Price

Offers over £450,000 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 Four



Bedroom Five



Sitting Room or Additional Bedroom



Sitting Room or Additional Bedroom

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.



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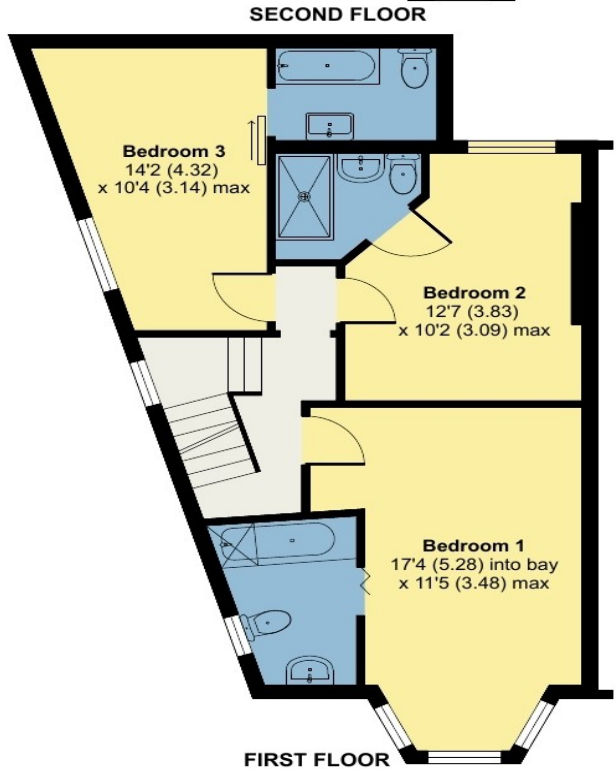
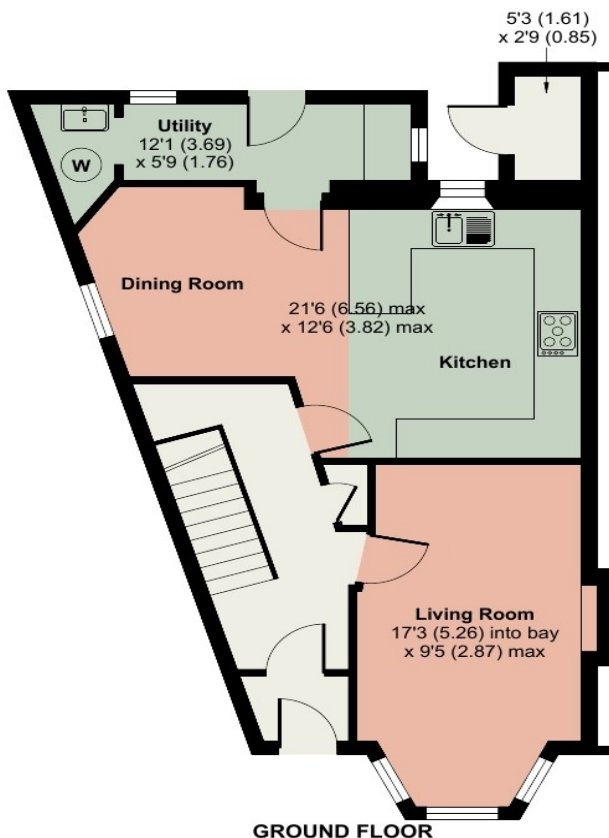
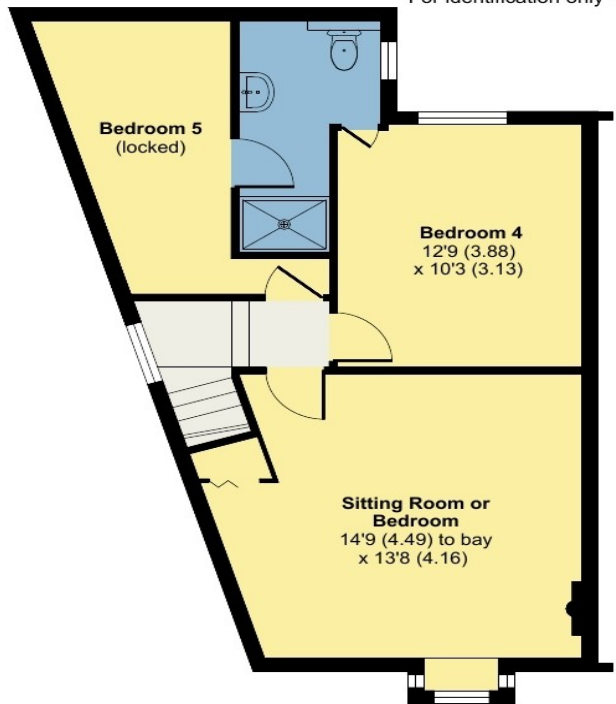
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Approximate Area = 1685 sq ft / 156.5 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 1700 sq ft / 157.8 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1272764

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