



Rosthwaite

Castle How, Rosthwaite, Keswick, CA12 5XB

A charming detached two bedroom period cottage enjoying an idyllic setting on a tranquil side road within Rosthwaite village nestling in the stunning Borrowdale valley approximately six miles south of Keswick.

Benefitting from comprehensive upgrading using quality furnishings throughout, this most appealing property enjoys spectacular rural views to the majestic fells and provides an immaculate standard of tastefully appointed accommodation ideally suitable for use as a recreational second home or lucrative holiday rentals.

Offers over £500,000

Quick Overview

Charming detached period cottage

Stunning Borrowdale valley setting

Spectacular front views to the majestic fells

Tranquil side road location six miles from
Keswick

Comprehensively upgraded accommodation

Two double bedrooms

Two luxury bath / shower rooms

Open plan living room with dining area and
fitted kitchen

Lawned garden

Ideal recreational second home or for lucrative
holiday rental use



2



2



1



E



Superfast
Broadband
Available

Property Reference: KW0459



Living/Dining Room



Kitchen



Kitchen



Utility Room

Accommodation

Ground Floor:

Entrance Porch

Utility Room

With fitted base units, sink with mixer tap, plumbing for washing machine, built in cupboard.

Open Plan Living Room / Dining Kitchen

With windows to three elevations, vaulted ceiling and beams, fitted base and wall units including granite work surfaces and pelmet lighting, under mounted sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, microwave, fridge, freezer, dishwasher.

Rear Porch

With external door.

Bedroom One

En-suite Bathroom

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

Inner Hall

Bedroom Two

With vaulted ceiling and beams, built in cupboard.

En-suite Shower Room

With vaulted ceiling and beams, WC, vanity wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Outside:

Lawned garden with stocked and shrubbed borders, surrounding pathways, side utility area with oil tank.



Living/Dining Room



Kitchen



Bedroom One



En-Suite Bathroom



Bedroom Two



En-Suite Shower Room

Services

Mains water and electricity. Oil under floor central heating.

Tenure

Freehold.

Rateable Value

£2,400.

Viewing

By appointment with Hackney and Leigh's Keswick office

Directions

Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini round about opposite the Cooperative food store and then bear left onto Heads Road. Continue across the mini roundabout onto the B5289 towards Borrowdale. Proceed for approximately six miles and upon entering Rosthwaite village turn first right opposite the post box where sign posted to the car park. Castle How is situated in the row of properties on the left opposite the car park.

What3words

///tools.carbon.ferrying

Price

Offers over £500,000 are invited.

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).



Front View



Front View



Front View



Side Garden

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**



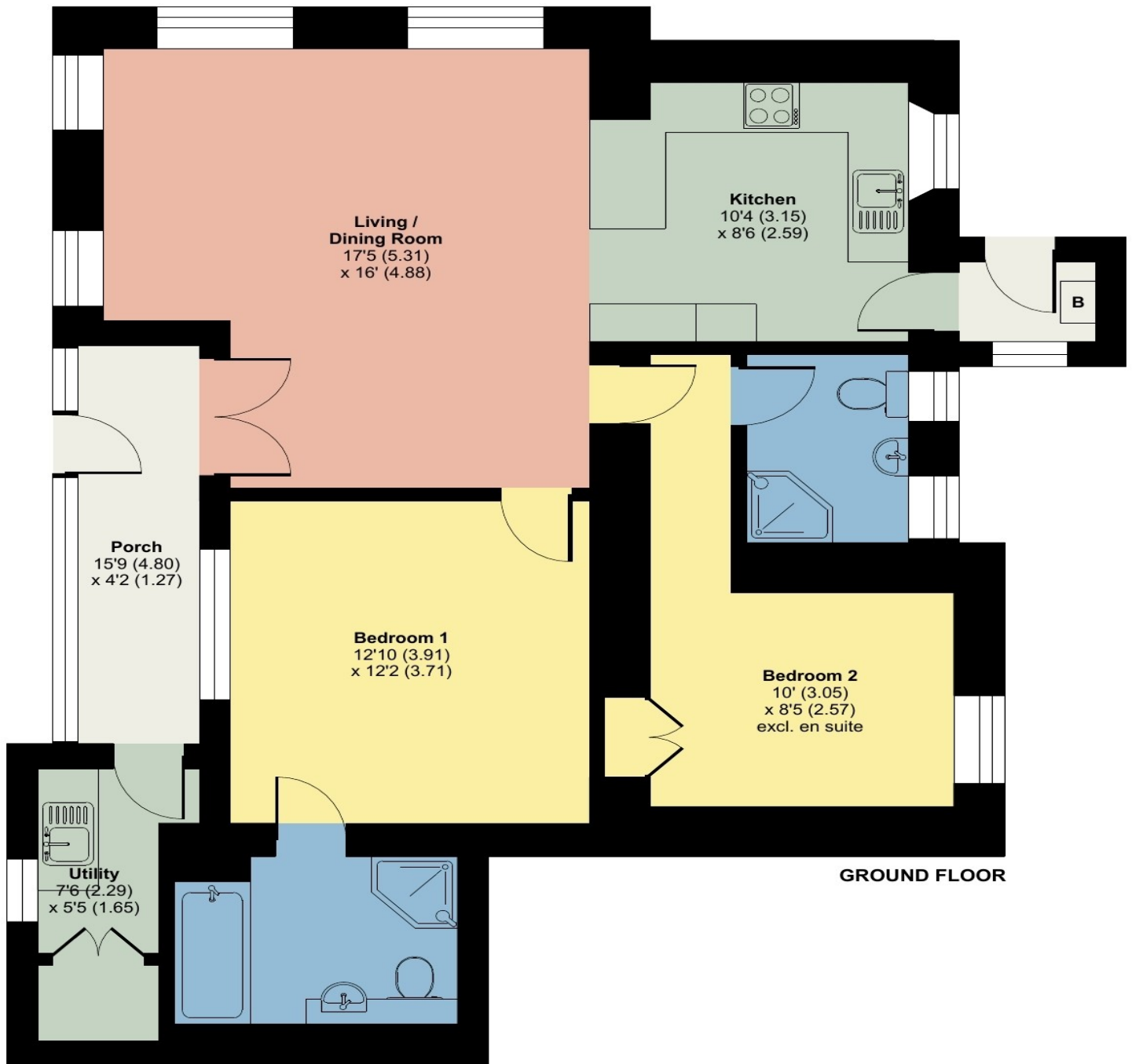
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

Castle How, Rosthwaite, Keswick

Approximate Area = 961 sq ft / 89.2 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: 1286377

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