



## Grange

Offers in the region of £950,000

Scarthwaite, Grange, Keswick, CA12 5UQ

A rare opportunity to purchase an outstanding Lakeland stone built detached period house occupying a 0.29 acre site and enjoying an idyllic Borrowdale Valley setting in the picturesque centre of Grange village with stunning rural views to the majestic range of fells.

### Quick Overview

Outstanding Lakeland stone built detached period house

Idyllic Borrowdale Valley setting

Central location within picturesque Grange village

Five miles from Keswick

Approximately 0.29 acre site

Stunning rural views to the majestic range of fells

Three double bedrooms and three bath / shower rooms

Extensive gardens and on-site parking spaces



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Superfast  
Broadband  
Available



4

Property Reference: KW0455





Living/Dining Room



Living/Dining Room



Living/Dining Room



Living/Dining Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With under stairs storage.

#### Inner Hall

With radiator.

#### Shower Room

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

#### Open Plan Living / Dining Room

With windows to three elevations, feature Lakeland slate open fireplace, two radiators.

#### Rear Porch

With external door.

#### Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, Aga, integrated oven, hob, extractor unit, fridge, freezer.

### First Floor:

#### Half Landing

#### Landing

With radiator.

#### Bedroom One

Rear bedroom with windows to two elevations, radiator.

#### En-suite Bathroom

With windows to two elevations, WC, wash hand basin, oval shaped bath, large shower cubicle, ceramic wall tiling, heated towel rail.

#### Bedroom Two

Front bedroom with windows to two elevations, radiator.

#### Bedroom Three

Rear bedroom with windows to two elevations, radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator, built in cupboard.

#### WC

With WC, wash hand basin.



Kitchen



Living/Dining Room





Bedroom One



En-suite Bathroom



Bedroom Two



Bedroom Three

### Outside:

0.2 acre site comprising expansive front and side courtyards providing generous on-site parking spaces, stocked and shrubbed borders, rear paved patio and extensive lawned garden, side lean to store, oil tank.

### Adjoining Workshop

With electric light and power.

### Integral Former Garage

With electric entrance door, electric light and power, sink unit, plumbing for washing machine, access door to house.

### Services

Mains water, electricity and drainage. Oil central heating.

### Tenure

Freehold.

### Council Tax

Band G.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### What3words

///lyrics.wager.showering

### 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 and turn right where sign posted for Grange following the road across the bridge and continue past the café. The property is situated on the left before the road bend to the right.

### Price

Offers in the region of £950,000 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).





Garden View



Rear View





Rear View



Rear Elevation

[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  
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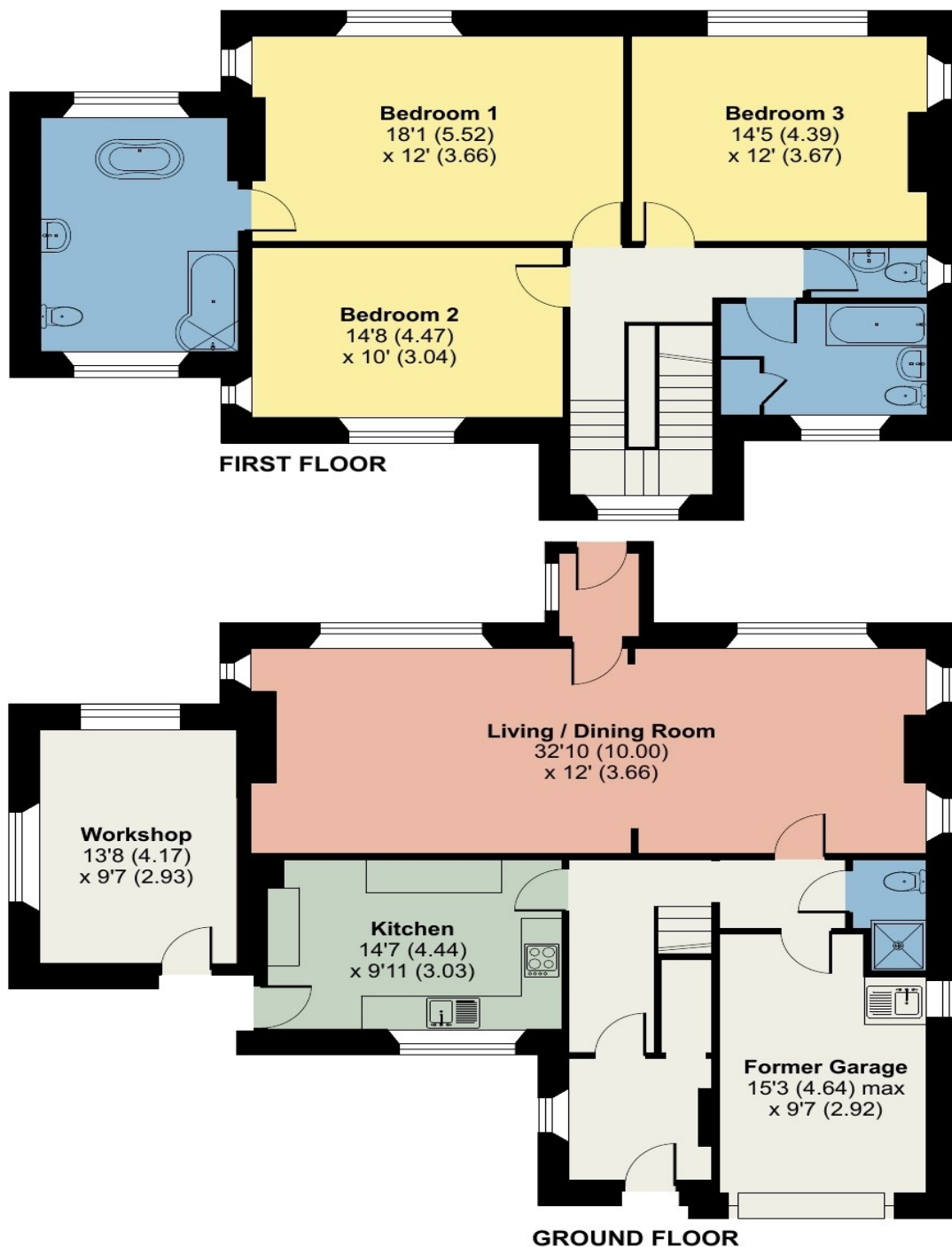
# Scarthwaite, Grange, Keswick

Approximate Area = 1797 sq ft / 166.9 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1944 sq ft / 180.5 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: 1276161

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