



## Portinscale

Offers over £650,000

25 High Portinscale, Portinscale, Keswick, Cumbria, CA12 5RN

A modern detached four bedroom bungalow enjoying delightful fell views and a tranquil cul de sac location in Portinscale village. The property is equally suitable as a primary home, recreational second home or for lucrative holiday rental use.

Portinscale is conveniently located off the A66 less than two miles west of Keswick in an idyllic rural setting by the majestic fells and provides a range of local amenities including two marinas, public house, village hall and cafe..

### Quick Overview

Modern detached four bedroom bungalow

Tranquil cul de sac location in Portinscale village

Delightful fell views

Under two miles from Keswick

Two bath / shower rooms

Living room and dining kitchen

Gardens, garage and on-site parking

Equally suitable as a primary home, recreational second home or for lucrative holiday rental use

Property Reference: KW0462



4



3



1



D



Ultrafast  
Broadband  
Available



2





Dining Kitchen



Dining Kitchen



Living Room



Master Bedroom

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, built in cupboard.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, fridge, plumbing for dishwasher, radiator.

#### Living Room

With radiator.

#### Bedroom One

With radiator, built in cupboard.

#### Bedroom Two

With radiator.

#### Bathroom

With wash hand basin, bidet, bath with shower over, ceramic wall tiling, radiator.

#### WC

With WC, ceramic wall tiling.

### First Floor:

#### Landing

With built in eaves cupboard.

#### Master Bedroom

With roof windows and dormer window, radiator, built in cupboard.

#### En-suite Shower Room

With WC, wash hand basin, shower cubicle, bidet, roof window, radiator.

#### Bedroom Four

With roof windows and gable window, radiator, built in eaves cupboards.





Living Room



Dining Kitchen





Bedroom One



Bedroom Two



Bedroom Four



Bathroom

### Outside:

Front driveway and forecourt garden with stocked and shrubbed borders, side pathways, rear paved garden with stocked and shrubbed borders, garden pond.

### Adjoining Garage

With up and over door, front and rear pedestrian doors, electric light and power, plumbing for washing machine, gas boiler.

### Services

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

### Tenure

Freehold.

### Council Tax

Band E.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

Entering into Portinscale from the A66 proceed past the Farmers Arms public house and then turn first right into High Portinscale.

### What3words

///gilding.nozzle.ankle

### Price

Offers over £650,000 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).





Master Bedroom



Rear View





Front Elevation



Rear 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



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

# 25 High Portinscale, Portinscale, Keswick

Approximate Area = 1136 sq ft / 105.5 sq m

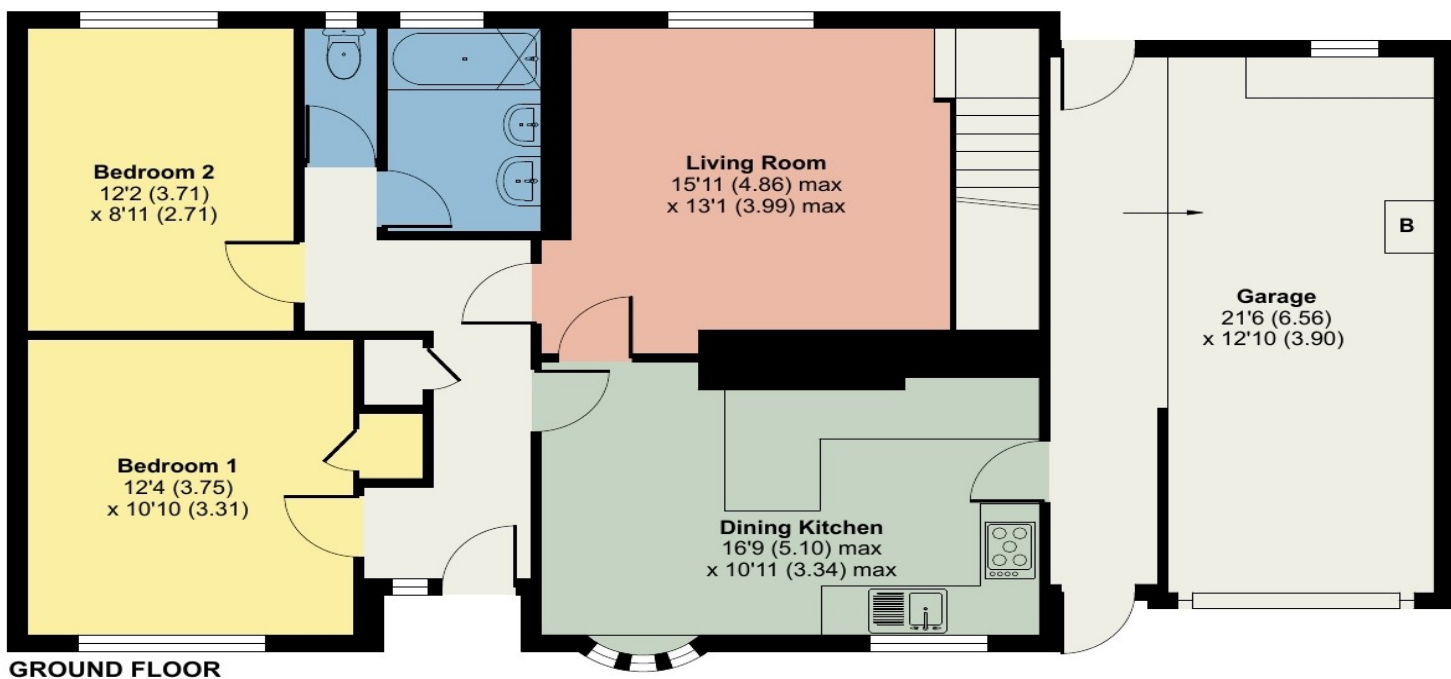
Limited Use Area(s) = 213 sq ft / 19.7 sq m

Garage = 274 sq ft / 25.4 sq m

Total = 1623 sq ft / 150.6 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: 1288650

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