



## Underskiddaw

Cedar Lodge, Underskiddaw, Keswick, CA12 4QA

A three bedroom terrace house originally forming part of an impressive substantial Victorian mansion situated under two miles from Keswick.

Equally suitable as a primary home, recreational second home or for lucrative holiday rental use, this most appealing property enjoys a delightful rural setting in beautifully mature surrounding grounds with stunning view to majestic range of fells.

## Offers over £500,000

### Quick Overview

Most appealing three bedroom terrace house  
Originally forming part of a substantial Victorian mansion

Delightful rural setting with stunning views to the majestic range of fells

Under two miles from Keswick

Characterful original period features

Three bedrooms

Two bath / shower rooms

Beautifully mature surrounding communal grounds

Two parking spaces

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

Property Reference: KW0464



3



2



1



TBC



Ultrafast  
Broadband  
Available



2





Entrance Hall



Inner Hall



Dining Kitchen



Living/Dining Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With electric heater, built in cupboard.

#### WC

With WC, wash hand basin, heated towel rail.

#### Inner Hall

With electric heater, under stairs storage area.

#### Dining Kitchen

With fitted base and wall units including pelmet lighting, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, dishwasher, electric heater.

#### Living / Dining Room

With windows to three elevations, sandstone fireplace with wood burning stove, two electric heaters.

### First Floor:

#### Landing

With electric heater, built in airing cupboard.

#### Master Bedroom

With electric heater, walk in cupboard.

#### En-suite Shower Room

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

#### Bedroom Two

With electric heater.

#### Bedroom Three

With electric heater, roof windows.

#### Bathroom

With WC, wash hand basin, bath, ceramic wall tiling, heated towel rail, electric heater.





Living/Dining Room



Dining Kitchen



Master Bedroom



En-suite Shower Room



Bedroom Two



Bedroom Three

### Outside:

Beautiful surrounding grounds with mature gardens, seating areas, pond and guest parking spaces. Communal storeroom.

### Services

Mains water and electricity. Electric heating. Septic tank.

### Tenure

Leasehold with 1/9th share of the freehold.

### Service Charge

£1932 per annum for 2024/2025.

### Council Tax

Band E.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed to the A591 and continue towards Bassenthwaite passing the turning signposted to Millbeck. Turn right where signposted to Oakfield House and proceed ahead. Cedar Lodge is situated at the rear of Oakfield House.

### What3words

///task.cubic.fanfare

### Price

Offers over £500,000 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).





View



Rear





View



View

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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# Cedar Lodge, Oakfield House, Underskiddaw, Keswick

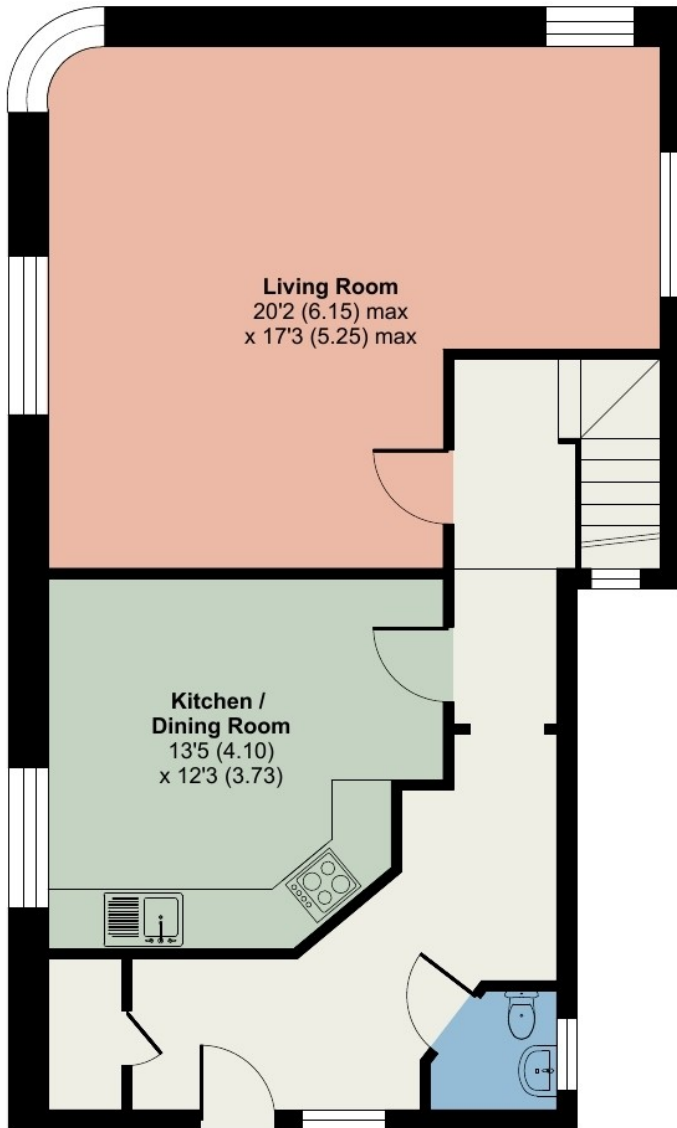
Approximate Area = 1208 sq ft / 112.2 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

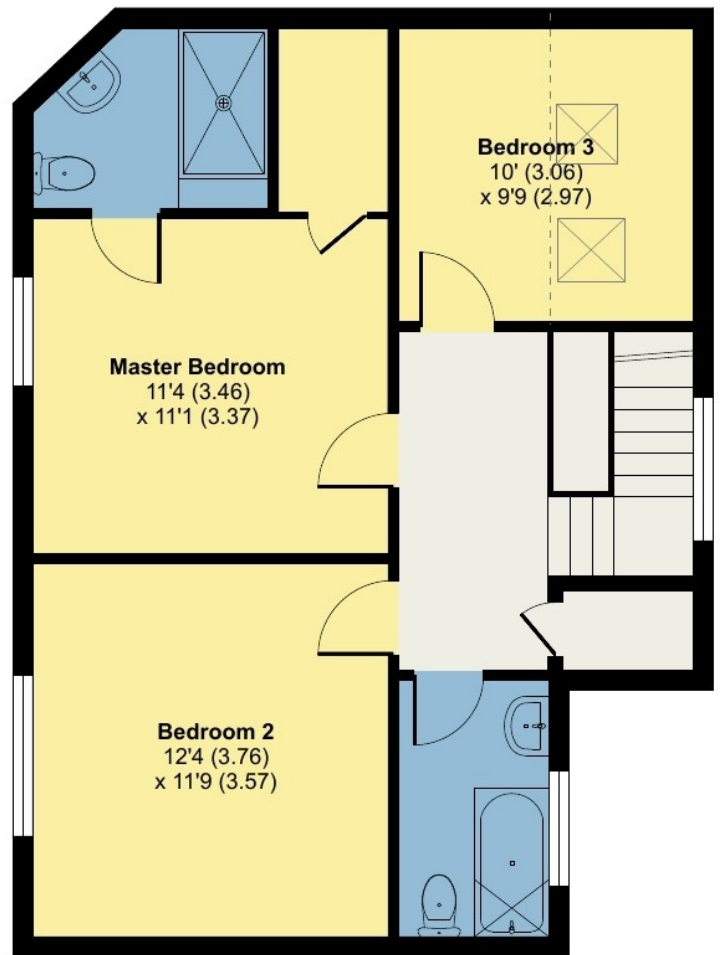
Total = 1253 sq ft / 116.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

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 23/05/2025.

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