



Portinscale

1 Barf View, Portinscale, Keswick, CA12 5RW

A most appealing end terrace period cottage located on a side road in Portinscale village with views to the fell tops.

The property occupies an extensive site with side and rear gardens offering potential for constructing extensions if required or possibly building an additional dwelling subject to obtaining all necessary consents.

Portinscale is a highly desirable residential location conveniently situated 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.

Offers over £360,000

Quick Overview

Most appealing end terrace cottage
Side road location in Portinscale village
Highly desirable residential location
Under two miles from Keswick
Views to the fell tops
Two double bedrooms
Extensive side and rear gardens offering potential for extensions
Adjoining garage and on-site parking spaces
Updating of the accommodation required
Equally suitable as a primary home, recreational second home or for lucrative holiday rentals
Property Reference: KW0498



2



1



1



D



Ultrafast
Broadband
Available



2



Living / Dining Room



Living / Dining Room



Kitchen



Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

With radiator.

Living Room

With fireplace including living flame gas fire, two radiators, built in cupboard, under stairs cupboard.

Kitchen

With fitted base and wall units, sink unit, radiator, plumbing for washing machine, external door.

First Floor:

Landing

Bedroom One

With radiator and built in cupboards.

Bedroom Two

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over, radiator.

Outside:

Side and rear lawned gardens, side on-site parking areas, adjoining garage, rear block paved patio, garden shed.



Living / Dining Room



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bathroom

Services

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

Tenure

Freehold.

Council Tax

Band D.

Directions

From Keswick proceed on the A66 towards Cockermouth and turn left where sign posted to Portinscale then turn left before the Farmers Arms public house onto Howe Lane and continue past the village hall. The property is located in the row of cottages on the left.

What3words

///represent.glimmers.troll

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers over £360,000 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).



Rear Elevation



Rear View



Parking Area



View From The Road

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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online.



Need help with **conveyancing**? Call us on: **01539 792032**



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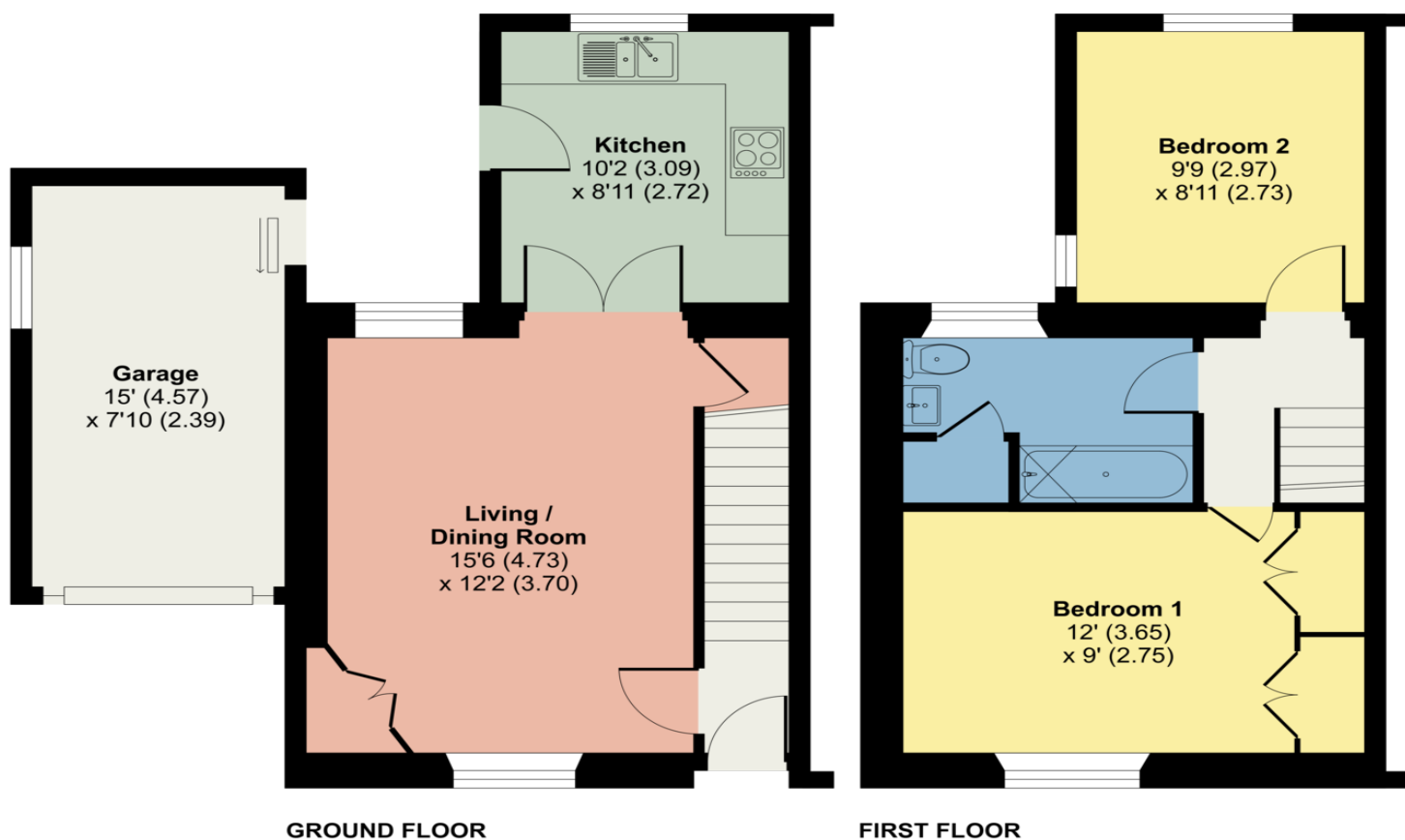
1 Barf View, Portinscale, Keswick

Approximate Area = 654 sq ft / 60.7 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 772 sq ft / 71.6 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: 1369593

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