

PFK

36 Lake Road, Keswick, Cumbria CA12 5DQ

Guide Price: £895,000





LOCATION

The property is a short walk from Keswick town centre and within the Lake District National Park which has World Heritage status. Set amongst some spectacular scenery, Keswick is a bustling market town on the shores of Derwentwater, with many amenities including a variety of shops, restaurants and pubs, leisure pool, museum, cinema and the much respected Theatre by the Lake.

PROPERTY DESCRIPTION

A fantastic opportunity to purchase an existing business with spacious accommodation laid out over three floors with excellent owners accommodation within the basement. The property comprises a spacious kitchen and a large open plan dining area with space for seating and games room to the ground floor. The six guest rooms comprise four double ensuite rooms and two family ensuite rooms with the top floor accommodation having a connecting door so can be used as suite accommodation. There is also a separate bathroom on the first floor ideal for a soak after a day out on the fells. The owners accommodation in the basement is a modern concept with living/dining room, two double bedrooms and a four piece bathroom. Externally, to the front there is parking for two cars and parking for a further car to the rear. This traditional end terrace property has fantastic views to the front over Hope Park and to the rear to Skiddaw.

ACCOMMODATION

Entrance Hallway

3.90m x 1.23m (12' 10" x 4' 0") Accessed via part glazed door into entrance porch with further part glazed door leading to the hallway. With stairs to first floor, radiator and door to open plan breakfast/dining room.

Open Plan Breakfast/Dining Room

9.71m x 5.46m (31' 10" x 17' 11") A large, bright dual aspect room with large bay window and additional window to the front and further window to the rear. Fitted with a range of base units with complementary work surfacing, generous sitting area, radiator and wall lights.

Kitchen

5.61m x 2.25m (18' 5" x 7' 5") (gallery area) and 3.07m x 5.34m (10' 1" x 17' 6") (kitchen area). A large L shaped area with stairs leading down to the owners accommodation on the basement level. The kitchen is fitted with a good range of wall and base units with complementary work surfacing incorporating four stainless steel sink and drainer units with mixer taps and tiled splashbacks. Space for large freestanding fridge freezer, industrial oven with gas hob, grill and space for microwaves, space and plumbing for washing machine and two dishwashers. Wall mounted gas central heating boiler, twin side aspect windows with two additional Velux windows and part glazed stable style door to the rear.

FIRST FLOOR

2.07m x 1.2m (6' 9" x 3' 11") Shelved storage cupboard at half landing level, currently used as a laundry room. With plumbing for washing machine/tumble dryer and housing the hot water cylinder.

Bedroom 2

4.49m x 4.03m (14' 9" x 13' 3") Generous side aspect double bedroom with large window providing attractive views towards Skiddaw, TV point, radiator and door to ensuite.

Ensuite Shower Room (1.97m x 1.96m (6' 6" x 6' 5")) Fitted with three piece suite comprising large, walk in shower cubicle with mains shower, wash hand basin with shelf, shaver socket and mirror over and WC, tiled walls, heated towel rail and extractor fan.

Bedroom 3

4.54m x 4.09m (14' 11" x 13' 5") Large family bedroom with front aspect bay window, radiator and door to ensuite.

Ensuite Shower Room (2.0m x 1.98m (6' 7" x 6' 6")) Fitted with three piece suite comprising large, walk in shower cubicle with mains shower, WC and wash hand basin with shelf, mirror, shaver points and wall mounted lighting over. Tiled walls, heated towel rail, extractor fan and front aspect window.

SECOND FLOOR LANDING

2.38m x 1.81m (7' 10" x 5' 11") With stairs to the third floor and doors to second floor rooms.

Bathroom

2.24m x 1.81m (7' 4" x 5' 11") Located at half landing level. Fitted with three piece suite comprising bath, wash hand basin with mirror and shelf over and WC, tiled walls and flooring, radiator, extractor fan and side aspect window.

Bedroom 4

4.49m x 4.37m (14' 9" x 14' 4") With TV point, two radiators twin rear aspect windows enjoying views towards Skiddaw and door to ensuite.

Ensuite Shower Room (1.97m x 1.47m (6' 6" x 4' 10")) Fitted with three piece suite comprising large shower cubicle with mains shower, wash hand basin with mirror, shaver point and shelf over and WC, fully tiled, heated towel rail and extractor fan.

Bedroom 5

4.95m x 4.03m (16' 3" x 13' 3") Spacious family bedroom with three front aspect windows enjoying views over Hope Park, radiator and door to ensuite.

Ensuite Shower Room (1.9m x 1.74m (6' 3" x 5' 9")) Fitted with three piece suite comprising large, walk in shower cubicle with mains shower, WC and wash hand basin with mirror, shaver socket and shelf over, heated towel rail and fully tiled walls.

THIRD FLOOR LANDING

2.15m x 1.22m (7' 1" x 4' 0") With rear aspect window at half landing level.

Bedroom 6

4.3m x 2.84m (14' 1" x 9' 4") Rear aspect double bedroom with radiator, TV point, loft hatch and door to ensuite. An interconnecting door allows this floor to be used as family or as suite accommodation

Ensuite Shower Room (2.12m x 1.53m (6' 11" x 5' 0")) Fitted with three piece suite comprising shower cubicle with mains shower, WC and wash hand basin. Part tiled walls, shaver socket, heated towel rail, under eaves storage and Velux window.

Bedroom 7

5.38m x 4.2m (17' 8" x 13' 9") Large double bedroom with two front aspect windows, two radiators, TV point and door to ensuite.

Ensuite Shower Room (2.35m x 1.16m (7' 9" x 3' 10")) Fitted with three piece suite comprising shower cubicle with mains shower, WC and wash hand basin with shaver socket, mirror and wall lights over, heated towel rail, extractor fan and part tiled walls.

BASEMENT LEVEL - OWNERS ACCOMMODATION

OWNERS ACCOMMODATION - Hall

4.1m x 2.18m (13' 5" x 7' 2") Accessed by stairs from the kitchen area. With storage cupboard and additional storage areas, door to owners private lounge/dining area.

OWNERS ACCOMMODATION - Lounge/Dining Area

6.41m x 5.39m (21' 0" x 17' 8") Lounge Area - Large open plan area with windows and floodproof patio doors to the front aspect. With wall mounted, remote controlled gas fire, alcove storage units and separate storage area, with a small side aspect window, which could be utilised as an office.

Dining Area - (4.07m x 4.0m (13' 4" x 13' 1")) With fitted storage cupboards and ample space to accommodate a large dining table and chairs.

OWNERS ACCOMMODATION - Bedroom 1

4.06m x 4.03m (13' 4" x 13' 3") Generous rear aspect double bedroom with two additional skylights, underfloor heating.

OWNERS ACCOMMODATION - Bathroom

4.96m x 2.25m (16' 3" x 7' 5") Fitted with four piece suite comprising freestanding bath, wash hand basin in vanity unit with mirror over, and WC, heated towel rail, feature mirrored lighting, separate large walk in shower cubicle with mains shower. part tiled walls.

OWNERS ACCOMMODATION - Bedroom 2

3.01m x 3.91m (9' 11" x 12' 10") Glazed door to side, built in desk area with shelving and cupboard over, large shelved storage cupboard.

EXTERNALLY

To the front of the property is offroad parking for two cars, with a storage shed and parking space for a further car to the rear.

ADDITIONAL INFORMATION

Tenure, EPC & Council Tax

Tenure is freehold
Commercial EPC rating: B - 47
Council Tax: rated for business purposes

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Naphthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

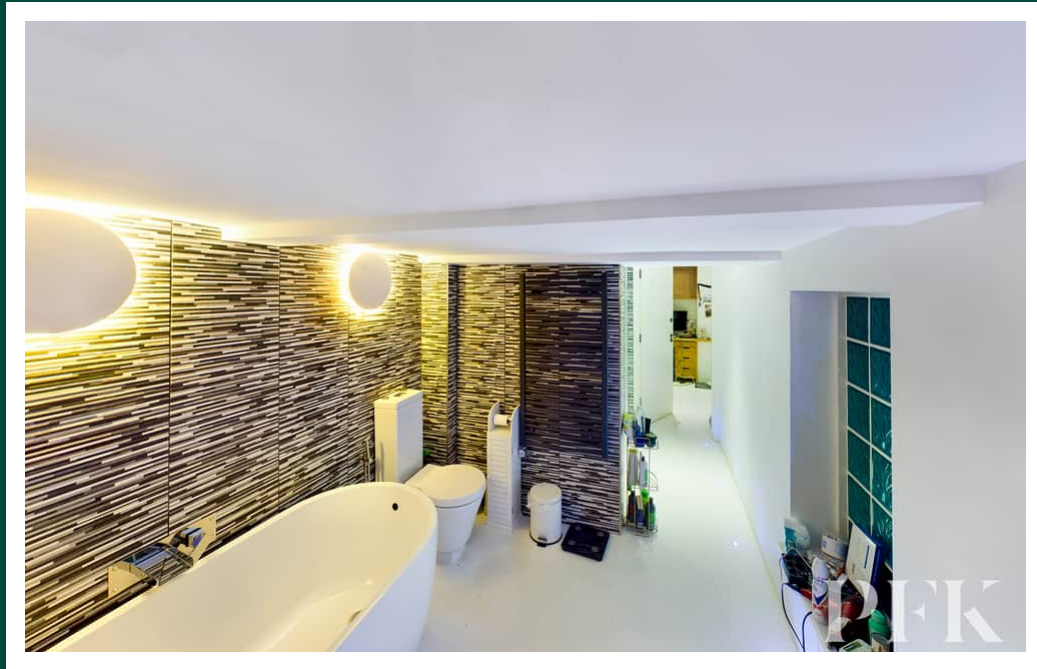
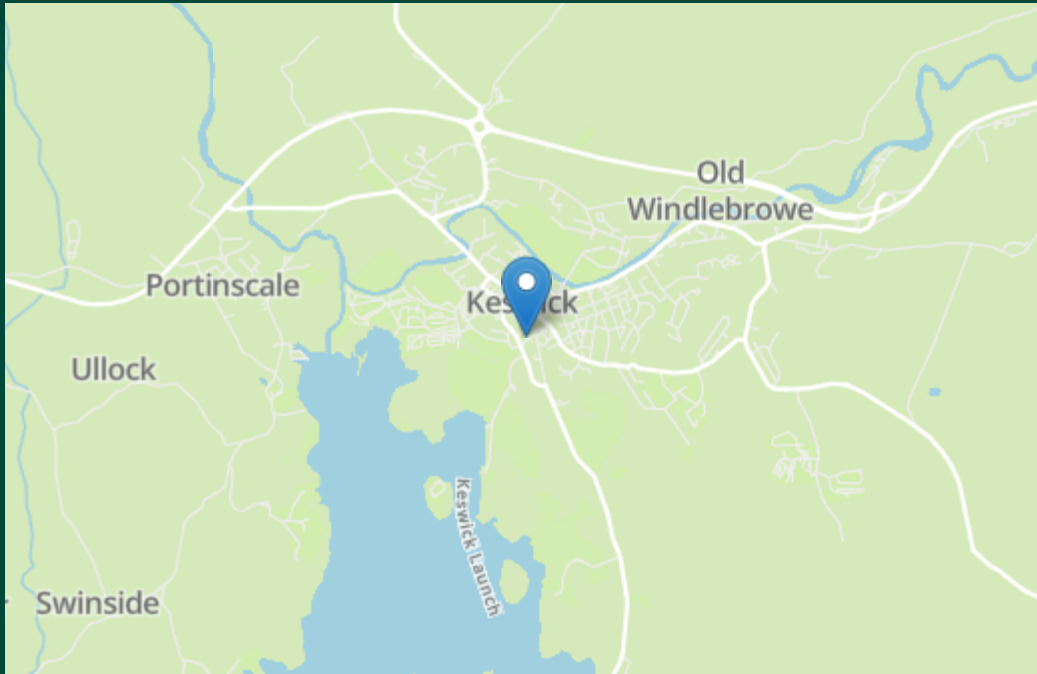
SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. The owners accommodation has underfloor heating throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From the M6, Junction 40 (Penrith), take the A66 west towards Keswick. Take the first exit into Keswick leading on to Penrith Road. Continue on Penrith Road, running parallel to the River Greta, and upon reaching the traffic lights, proceed straight ahead on to Bank Street (with Bell Close car park on the left). Continue to the mini roundabout then take the first exit on to Tithebarn Street and proceed for approx. 500 yards. Take the right hand turn and follow the road around to the left to Lake Road where the property can be found on the left hand side.





<h1 style="font-size: 48px; margin: 0;">PFK</h1>	<p>Approximate total area⁽¹⁾ 3831.75 ft² 355.98 m²</p>	
	<p>Reduced headroom 117.17 ft² 10.89 m²</p>	
	<p>(1) Excluding balconies and terraces</p>	
	<p>⊞ Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;">GIRAFFE360</p>	
	<p>Floor 1</p>	
	<p>Floor 0</p>	
	<p>Floor -1</p>	