



**Slate Cottage, 18 High Hill, Keswick – CA12 5NY**

Guide Price £435,000

**PFK**



# Slate Cottage, 18 High Hill

Keswick

A pretty, traditional cottage with garden and parking, close to the town centre.

- Traditional Cottage
- Grade II Listed
- Enclosed Garden
- Allocated Private Parking
- Tenure: Freehold
- Council Tax: Band D
- EPC Rating: F







#### **Reception Room 1**

12' 7" x 12' 0" (3.84m x 3.65m)

Window to front aspect, feature fireplace with open fire, wooden mantle and stone hearth and electric heater.

#### **Reception Room 2**

13' 3" x 8' 10" (4.05m x 2.68m)

Window to front aspect, electric heater and feature fireplace with electric fire and stone surround.

#### **Utility/Bedroom**

10' 2" x 4' 6" (3.09m x 1.38m)

Window to rear aspect and electric heater

#### **Inner Hallway**

3' 1" x 6' 7" (0.94m x 2.00m)

Stairs to first floor and under stair cupboard, housing electrics and a washing machine.

#### **Kitchen/Dining Room**

11' 4" x 9' 11" (3.46m x 3.03m)

Windows to side aspect, tiled splashback, a range of matching wall and bases units, stainless steel sink with mixer tap, oven, electric hob with extractor over, integrated fridge and electric radiator.

#### **Boat Room**

5' 5" x 5' 7" (1.64m x 1.71m)

Window to rear, ceramic sink with stainless steel mixer tap.

#### **FIRST FLOOR**

##### **Landing**

5' 7" x 6' 6" (1.69m x 1.99m)

Window to rear aspect, loft hatch, exposed beam.

##### **Bedroom 1**

12' 10" x 12' 0" (3.92m x 3.67m)

Window to front aspect, cast iron feature fireplace and electric heater.





**Bedroom 2**

11' 4" x 10' 0" (3.46m x 3.04m)

Window to rear aspect and electric heater

**Bedroom 3**

13' 6" x 8' 11" (4.11m x 2.71m)

Window to front aspect and electric heater.

**Bathroom**

10' 0" x 4' 11" (3.05m x 1.50m)

Obscured window to side aspect, fitted cupboards, WC, wash hand basin, shower cubicle with electric shower and electric heater.

**Garden**

To the front is a low stone wall, which is gravelled for ease of maintenance. Side access leads to the allocated parking and enclosed rear garden, having a paved seating area, mature shrubs and stone outhouse.



P



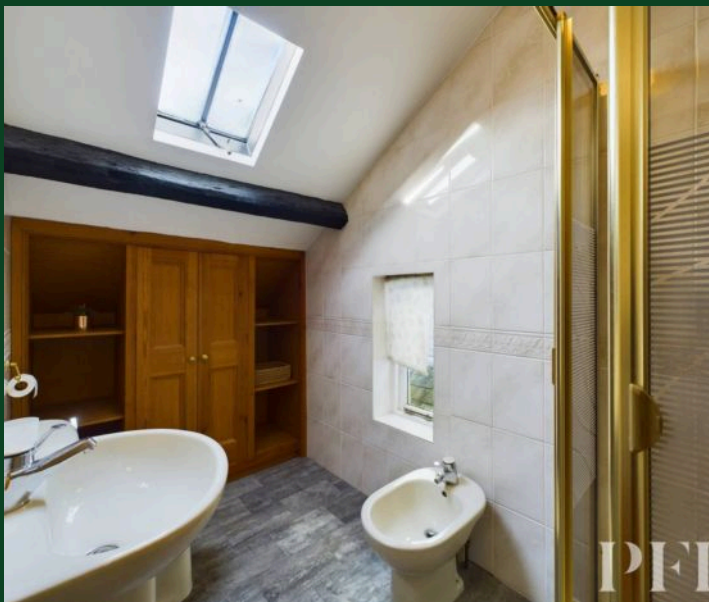
## ADDITIONAL INFORMATION

### Referral & Other Payments

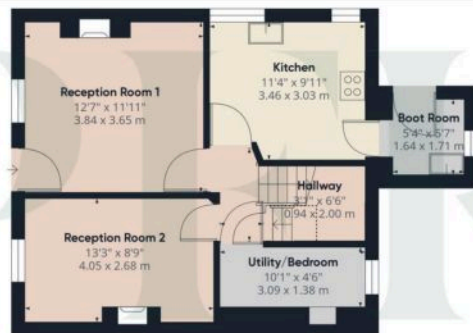
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### Directions

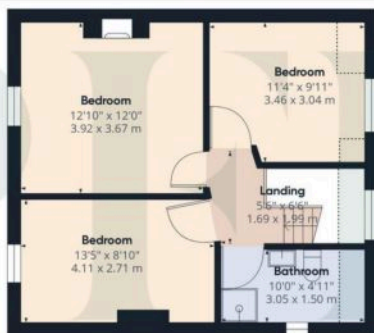
From our office, head north along Station Street and left on to Main Street. Follow the road around and straight across at the mini roundabout. Proceed over Greta Bridge and approximately 200 metres from there, the property is located on the left hand side, diagonally opposite St Herberts Centre with parking around the rear.







Floor 0



Floor 1

**PFK**

Approximate total area\*

959.6 ft²

89.15 m²

Reduced headroom

44.67 ft²

4.15 m²

(1) Excluding balconies and terraces

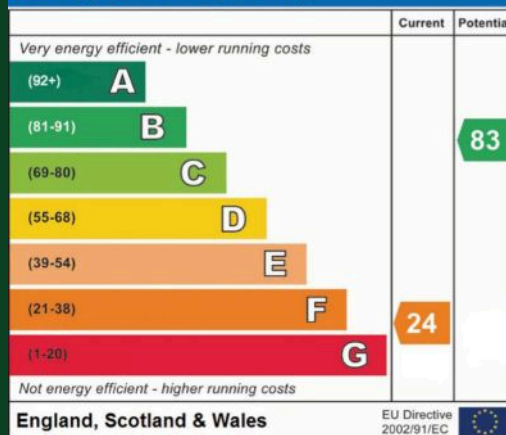
Reduced headroom

Below 5 ft/1.5 m

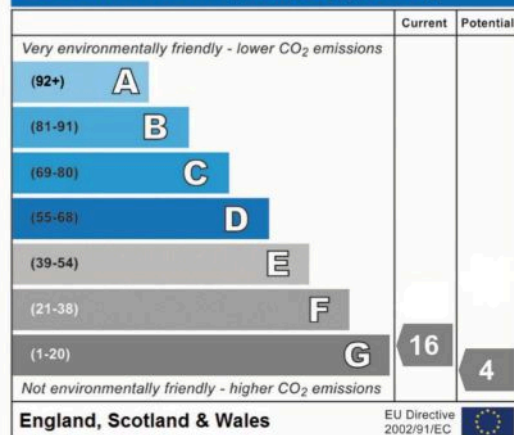
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on BCS PMS 3C standard.

DRAFT 360

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating





## PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

[keswick@pfk.co.uk](mailto:keswick@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

