



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

Guide Price £385,000

PFK

Slate Cottage, 18 High Hill

The Property:

A well presented traditional cottage which is Grade II Listed with garden and allocated parking. The front aspect rooms enjoy views of Skiddaw and Latrigg, whilst all rooms to the rear of the house appreciate the magnificent panorama of the Lakeland fells including the iconic Catbells. The property offers well proportioned accommodation briefly comprising two reception rooms, kitchen/dining room, rear porch, utility room or downstairs bedroom, three double bedrooms and a family shower room. Benefitting from offroad parking to the rear and an enclosed south facing garden, which enjoys views of the surrounding Lakeland fells. The house is excellently located within a short walking distance of the town and Keswick school.

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





Slate Cottage, 18 High Hill

Location & directions:

Slate Cottage, 18 High Hill enjoys superb views towards the fells and is conveniently situated on the periphery of the town centre. Keswick caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, restaurants and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned Theatre By The Lake. For those wishing to commute, the A66 provides excellent access to west Cumbria as well as the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).

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.



ACCOMMODATION

Reception Room 1

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

Window to front aspect, feature fireplace with open fire, wooden mantel 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 understairs 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 base units, stainless steel sink with mixer tap, oven, electric hob with extractor over, integrated fridge and electric radiator.

Boot 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.

EXTERNALLY

Garden

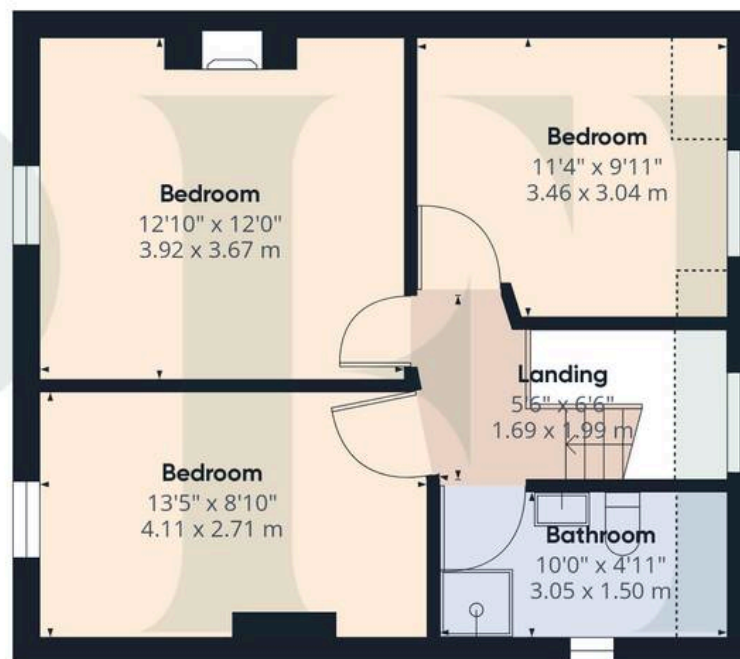
To the front is a low stone wall, which is gravelled for ease of maintenance. Side access leads to the allocated parking and enclosed rear garden, having a paved seating area, mature shrubs and stone outhouse.







Floor 0



Floor 1

Approximate total area⁽¹⁾

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.

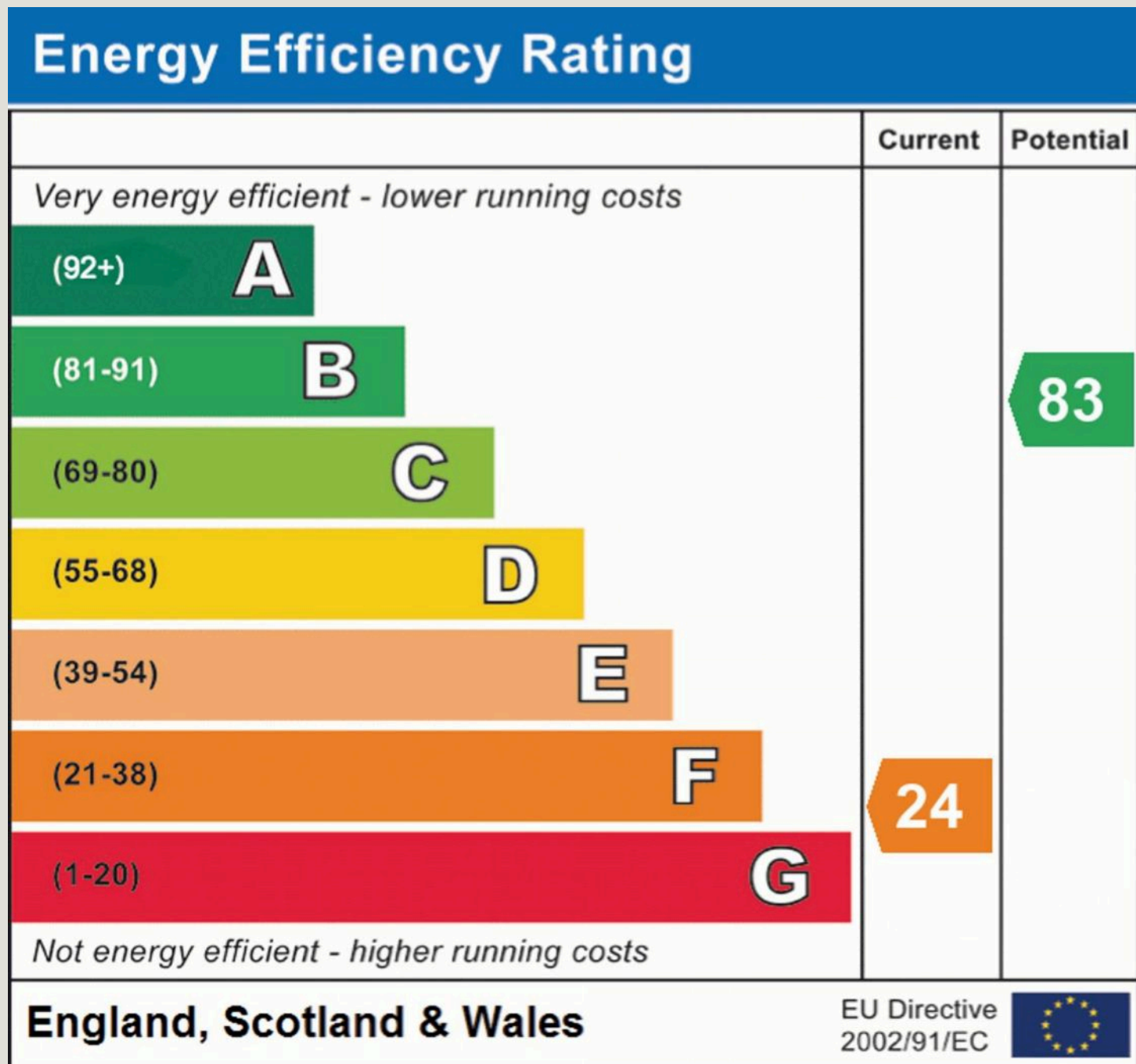
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.





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