



Ardoch, Bassenthwaite – CA12 4RL

Guide Price £495,000

PFK

# Ardoch

Bassenthwaite, Keswick

A deceptively spacious three bedroom dormer bungalow with driveway, gardens and garage.  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Dormer bungalow
- Gardens and garage
- Freehold
- Council tax band E
- EPC TBC
- Deceptively well proportioned
- No onward chain





#### **Entrance Hallway**

7' 9" x 12' 10" (2.35m x 3.92m)

Radiator and fitted storage cupboard.

#### **Bedroom 1**

10' 10" x 8' 11" (3.29m x 2.73m)

Window to front aspect, fitted wardrobes and a radiator.

#### **Bathroom**

5' 10" x 6' 8" (1.78m x 2.02m)

Window to side aspect, wash hand basin, WC, bath with shower attachment and a heated towel rail.

#### **Dining Room/Bedroom 2**

12' 9" x 12' 0" (3.89m x 3.65m)

Sliding doors into sunroom and a radiator.

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

19' 3" x 11' 11" (5.86m x 3.63m)

Window to rear aspect, doors into Sunroom, matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, oven, fitted microwave, gas hob with extractor over, integrated dishwasher, integrated fridge freezer and a radiator.

#### **Sunroom**

20' 10" x 8' 8" (6.35m x 2.63m)

Sliding doors to Kitchen and Bedroom, door to side aspect and electric radiator.

#### **Rear Hallway**

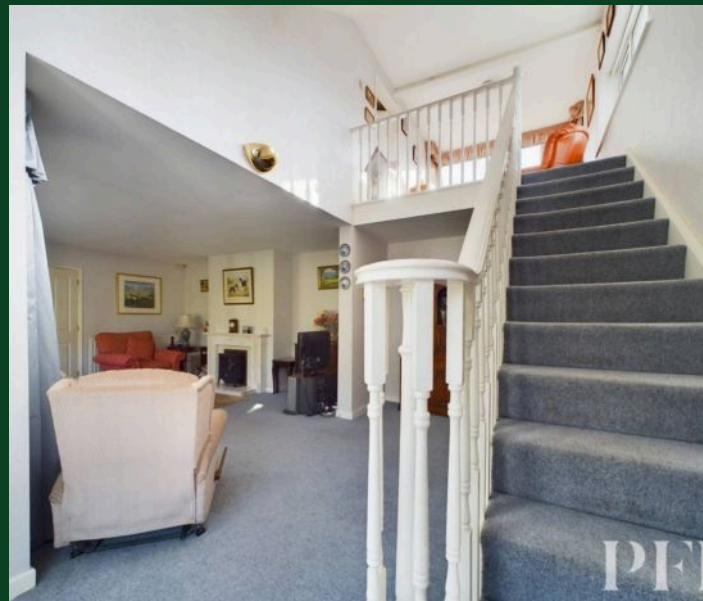
2' 9" x 7' 0" (0.84m x 2.13m)

Door to rear aspect.

#### **Utility Room**

5' 7" x 8' 5" (1.69m x 2.56m)

Window to rear aspect, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer and a radiator.



**Sitting Room**

15' 4" x 12' 8" (4.68m x 3.87m)

Windows to front aspect, two radiators, feature fireplace with electric stove and marble surround. Stairs to first floor.

**FIRST FLOOR****Snug**

8' 4" x 11' 6" (2.55m x 3.51m)

Dual aspect windows to side and rear, radiator.

**Bedroom 3**

8' 11" x 14' 3" (2.71m x 4.34m)

Bay window to rear aspect, radiator, fitted storage cupboard and fitted wardrobes

**En-Suite**

5' 0" x 11' 9" (1.52m x 3.59m)

Window to side aspect, shower cubicle with mains shower, bath, double wash hand basins in vanity unite, fitted cupboard with access to under eaves storage, heated towel rail and a radiator.

**WC**

5' 5" x 2' 9" (1.65m x 0.84m)

WC and fitted storage cupboard.





### Garden

Driveway to front with garage and car port, lawn area boarded by lawn and mature shrubs. Side access leads to the rear garden, which is predominantly laid to lawn, paved seating with arbor and mature planting.

### ADDITIONAL INFORMATION

#### Services

Mains electricity, water & drainage; oil fired central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

#### Directions

From PFK office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle and continue on to the A591. Just before Castle Inn take the right hand turn signposted Uldale/Ireby and the property can be found on your right hand side. row of three.

#### 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.





Floor 0



Floor 1

**PFK**

**Approximate total area<sup>®</sup>**

1683.14 ft<sup>2</sup>  
156.37 m<sup>2</sup>

**Reduced headroom**

17.99 ft<sup>2</sup>  
1.67 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360



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