



Pitcairn House and Cottage, 7 Blencathra Street, Keswick – CA12 4HW

Guide Price £675,000

PFK



# Pitcairn House and Cottage, 7 Blencathra Street

Keswick

A very well presented holiday let with cottage, private parking for three vehicles and courtyard seating area. Only a five minute walk from the town centre.

- Holiday let house and cottage
- Seven bedrooms
- Private parking for three cars
- Lakeland fell views
- Tenure: Freehold
- EPC: Rating C
- Council Tax: Band G

## Entrance Vestibule

4' 5" x 3' 0" (1.35m x 0.92m)

## Entrance Hallway

4' 6" x 15' 7" (1.36m x 4.74m)

Stairs to first floor, understairs storage cupboard and a radiator.

## Dining Room

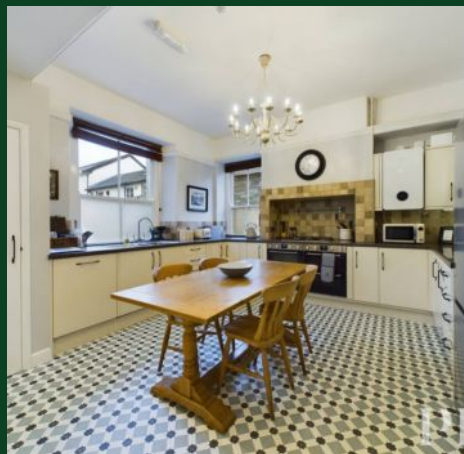
16' 1" x 13' 6" (4.91m x 4.12m)

Dual aspect windows to front and side, radiator and feature cast iron fireplace with marble surround.

## Kitchen

13' 8" x 13' 9" (4.17m x 4.19m)

Dual aspect to side and rear, range of matching wall and base units, tiled splashback, complementary worktop, stainless steel sink and drainer with mixer tap, double inset oven and gas hob with extractor over, integrated dishwasher, fitted fridge and freezer, pantry and a radiator.







## FIRST FLOOR

### Half Landing

Door leading into cottage.

### Landing

6' 11" x 3' 3" (2.12m x 1.00m)

Stairs to second floor.

### Sitting Room

21' 0" x 13' 9" (6.41m x 4.18m)

Bright and spacious room with dual aspect windows and high ceiling, two radiators and feature cast iron fireplace with marble surround.

### Bedroom 1

13' 6" x 13' 7" (4.12m x 4.13m)

Dual aspect, feature cast iron fireplace and a radiator.

### En-Suite

4' 9" x 6' 8" (1.45m x 2.02m)

Shower cubicle with electric shower, WC, wash hand basin and a heated towel rail.

## SECOND FLOOR

### Half Landing

Window to rear aspect.

### Landing

14' 4" x 3' 0" (4.36m x 0.91m)

Stairs to third floor.

### Bedroom 2

10' 5" x 13' 10" (3.17m x 4.21m)

Dual aspect, cast iron feature fireplace and a radiator.

### En-Suite

6' 0" x 4' 3" (1.84m x 1.29m)

Shower cubicle with electric shower, WC, wash hand basin and a heated towel rail.

### Bedroom 3

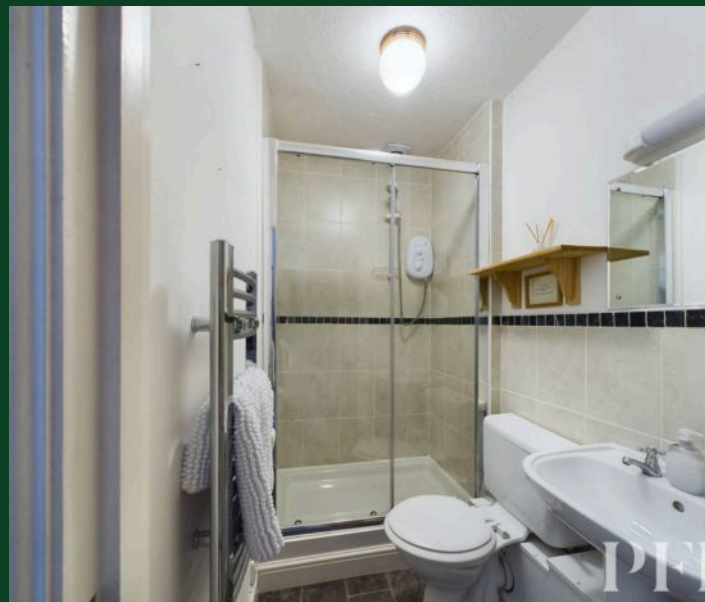
10' 6" x 8' 8" (3.19m x 2.65m)

Window to front aspect and a radiator.

### En-Suite

6' 5" x 4' 2" (1.95m x 1.26m)

Shower cubicle with electric shower, WC, wash hand basin and a heated towel rail.





**En-Suite**

6' 5" x 4' 2" (1.95m x 1.26m)

Shower cubicle with electric shower, WC, wash hand basin and a heated towel rail.

**Bedroom 4**

8' 8" x 8' 11" (2.65m x 2.71m)

Dual aspect with views towards Latrigg and a radiator.

**En-Suite**

4' 6" x 6' 4" (1.36m x 1.93m)

Shower cubicle with electric shower, WC, wash hand basin and a heated towel rail.

**THIRD FLOOR****Half Landing**

7' 2" x 2' 11" (2.18m x 0.90m)

Fitted storage cupboards and velux window.

**Landing**

6' 0" x 4' 0" (1.82m x 1.22m)

**WC**

2' 9" x 4' 8" (0.85m x 1.43m)

Velux window and WC.

**Shower Room**

4' 4" x 3' 8" (1.32m x 1.13m)

Shower cubicle with electric shower and a heated towel rail.

**Bedroom 5**

10' 4" x 10' 11" (3.16m x 3.33m)

Window to front aspect, exposed beams, wash hand basin and a radiator.

**Bedroom 6**

10' 4" x 10' 10" (3.15m x 3.31m)

Window to front aspect, wash hand basin and a radiator.

**Bedroom 7**

10' 4" x 11' 3" (3.15m x 3.43m)

Window to rear aspect with views towards the Lakeland Fells, wash hand basin, exposed beams and a radiator.

**PITCAIRN COTTAGE****Living Room**

10' 4" x 10' 5" (3.15m x 3.17m)



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## PITCAIRN COTTAGE

### Living Room

10' 4" x 10' 5" (3.15m x 3.17m)

Door into courtyard, window to side aspect, radiator, feature fireplace with electric stove, stone surround and hearth.

### Inner Hallway

2' 5" x 15' 3" (0.74m x 4.66m)

Stairs to first floor.

### Kitchen

7' 9" x 7' 2" (2.35m x 2.19m)

Window to side aspect. matching base units, complementary worktop, tiled splashback, stainless steel sink and drainer with mixer tap, oven with electric hob and extractor over, inset freestanding fridge freezer and a radiator.

### Bathroom

6' 4" x 6' 8" (1.94m x 2.02m)

Obscured window to rear aspect, bath with mains shower over, WC, wash hand basin, radiator and a heated towel rail.

### Bedroom 1

7' 3" x 10' 7" (2.21m x 3.23m)

Window to side aspect, fitted wardrobes, over bed fitted storage and a radiator.

## FIRST FLOOR

### Bedroom 2

10' 6" x 8' 6" (3.21m x 2.60m)

Dual aspect windows to side and rear and fitted storage cupboard. Door leading into further room.

### Further Room

10' 4" x 11' 3" (3.14m x 3.42m)

Windows to side aspect and door into main house. This room could be utilised to benefit either the main house or the cottage.









# PFK Estate Agency Keswick

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