

PFK



Skald How, Applethwaite – CA12 4PP

Guide Price £895,000

PFK

Skald How

Applethwaite, Keswick

A wonderfully located detached home in this stunning elevated position.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Freehold
- EPC rating F
- Council tax band G
- Panoramic Lakeland fell views
- Four bedrooms
- Garage and workshop





Entrance Hallway

11' 11" x 6' 5" (3.62m x 1.96m)

Stairs to first floor, parquet flooring, under stairs cupboard, coat cupboard and a radiator.

WC

2' 11" x 5' 3" (0.89m x 1.60m)

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

Drawing Room

18' 11" x 14' 10" (5.76m x 4.51m)

Dual aspect to rear and side, patio doors opening onto the rear terrace and views of the Lake District, feature fireplace housing multi fuel stove with Lakeland slate hearth and mantle, parquet flooring and a radiator.

Kitchen

11' 5" x 16' 4" (3.48m x 4.98m)

Dual aspect windows to rear and side, matching wall and base units, complimentary worktop, electric AGA, stainless steel sink and drainer with mixer tap, space for dishwasher, parquet flooring and side door access.

Utility Room

7' 4" x 6' 1" (2.24m x 1.85m)

Window to side aspect, matching wall and base units, space for fridge freezer, stainless steel sink and drainer with mixer tap, space for washing machine, oil fired boiler, parquet flooring and an airing cupboard.

Bedroom 1

12' 4" x 11' 10" (3.77m x 3.61m)

Window to rear aspect and views of the Lake District and a radiator.

En-Suite

9' 0" x 10' 11" (2.75m x 3.33m)

Window to rear aspect, fitted cupboard, WC, wash hand basin, bidet, walk in mains shower, bath and a radiator. Underfloor heating.



Bedroom 2

6' 8" x 13' 3" (2.03m x 4.03m)

Bay window to side aspect, radiator, fitted wardrobes and a wash hand basin.

Bedroom 3

7' 7" x 8' 11" (2.31m x 2.73m)

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

FIRST FLOOR

Half Landing

Velux window.

Living Room

18' 1" x 19' 2" (5.51m x 5.83m)

A large open bright space, exposed beams, under eaves storage cupboards, fitted shelving and sliding doors to a balcony. Stunning panoramic views towards Borrowdale and across the Lake District fells.

Bathroom

10' 10" x 9' 3" (3.30m x 2.83m)

Window to side aspect, two velux windows, WC, bidet, wash hand basin, bath with electric shower attachment, fitted cupboards, radiator and slate flooring.

Bedroom 4

11' 2" x 11' 1" (3.40m x 3.39m)

Window to side aspect, two velux windows, slate flooring and a radiator.

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.





GARDEN

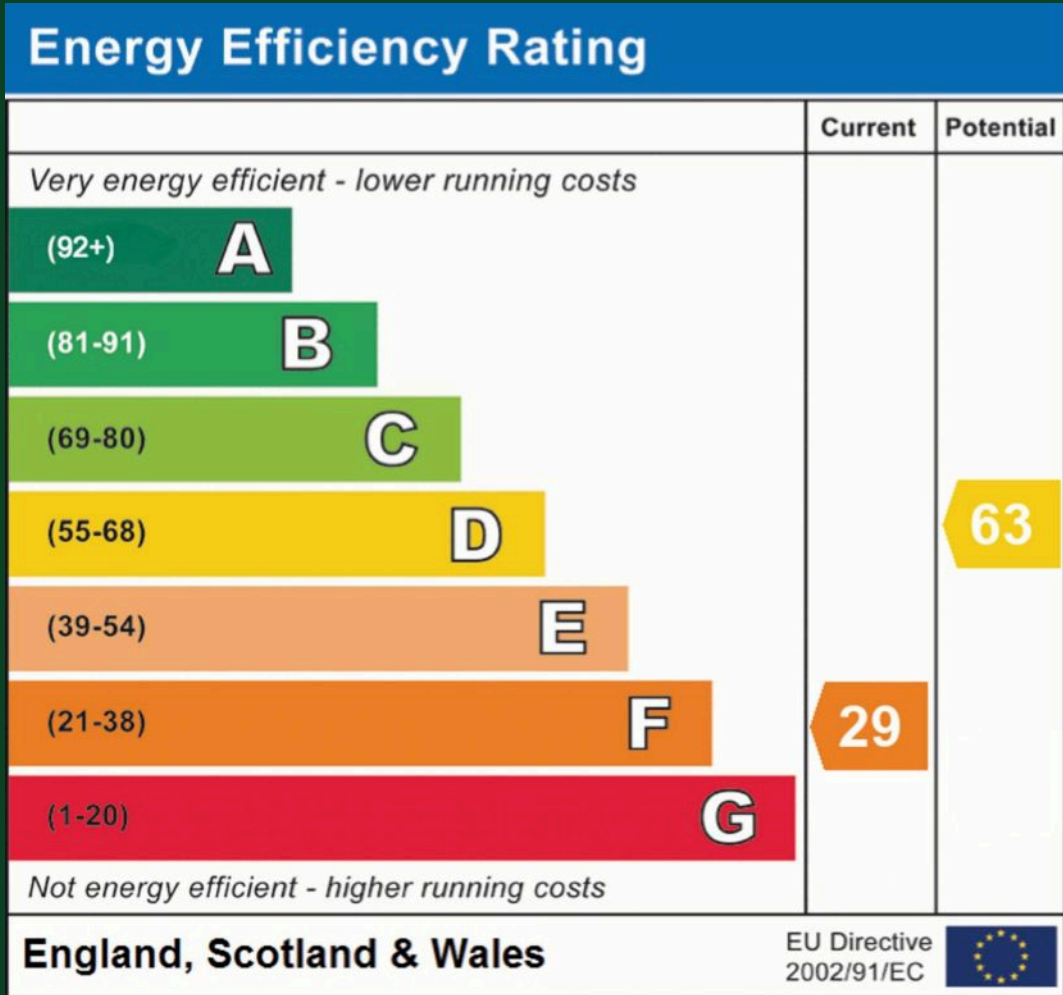
A path meanders down from the garage to the property with a workshop half way along, below a garage. Incorporating kitchen sink with cupboards, separate W.C., shower cubicle and wash-hand basin. This lovely garden has been thoughtfully zoned to maximize the breathtaking panoramic views of the Lakeland fells while making the most of the sun throughout the day. As the garden slopes gently down the hill, it has been beautifully terraced, creating distinct areas for relaxation and enjoyment. Adjoining the house, a flat lawn area is bordered by elegant low box hedging, offering a place to relax easily accessed from the house. A pergola seating area, set on slate shippings, provides the perfect spot to unwind while surrounded by mature shrubs and trees that burst into vibrant colour in summer, including rhododendrons and azaleas. Further down the slope, a well-maintained lawn interspersed with pathways and trees, practical storage sheds to the side of the property, ensuring both beauty and functionality in this exceptional outdoor space.

GARAGE

Single Garage

At road level there is a single garage with an electrically operating door. Off-road parking also available in front of garage







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