



Acorn Lodge Ambleside Road, Keswick, CA12 4DL

Guide Price **£625,000**

PFK

Acorn Lodge Ambleside Road

The Property:

Acorn Lodge is a traditional property and has been sympathetically and beautifully modernised throughout by the current owner, whilst retaining many original features and is currently run as a successful holiday let. The property has been well maintained and represents a rare example of a period property, blended with high specification interior design and situated in such a highly sought after area of the town. The accommodation briefly comprises on the ground floor: kitchen, utility/shower room, large open plan living/dining area with access to rear and a feature, exposed brick open fireplace. There are four bedrooms, all with wash hand basins, and a contemporary three piece bathroom with freestanding bath on the first floor. Externally the property benefits from a detached garage/boot room with storage room above and offstreet parking to the front through double wooden gates. This is an opportunity to acquire a lovely property in a desirable part of town.

- Freehold
- Council tax band E
- EPC rating D
- Town centre
- Parking and garden
- Four bedrooms





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Location & directions:

Acorn Lodge is superbly positioned in the heart of Keswick 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 the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).

Directions

From the office head down Station Street, following the road around onto St John's Street. Continue straight ahead passing St John's church on the right hand side of the road. Acorn Lodge is located on the left hand side of the road shortly after, before the turning on the right for Castlehead Medical Centre.



ACCOMMODATION

Kitchen

14' 5" x 12' 2" (4.40m x 3.71m)

The property is accessed via front door leading into the kitchen with front aspect window. Fitted with a range of matching wall and base units and complementary work surfacing and tiled splashback. Stainless steel sink with drainer and mixer tap. Oven and hob with extractor over. Integrated fridge, freezer and dishwasher. Breakfast bar. Radiator.

Utility/Shower room

5' 10" x 5' 11" (1.79m x 1.80m)

With side aspect window, shower cubicle with electric shower, wash hand basin and WC. Fitted cupboard housing the boiler, washing machine and tumble dryer.

Living Room

22' 11" x 18' 5" (6.99m x 5.62m)

A large dual aspect reception room with door to rear. Exposed brick wall with open fire and slate hearth. Fitted understairs cupboard and two radiators.

FIRST FLOOR

Landing

9' 4" x 10' 10" (2.84m x 3.30m)

With loft hatch, exposed beam and a radiator.

Bedroom 1

14' 2" x 10' 5" (4.33m x 3.17m)

A front aspect double bedroom with wash hand basin and radiator.

Bedroom 2

9' 4" x 11' 1" (2.85m x 3.37m)

A front aspect double bedroom with wash hand basin and radiator.



Bedroom 3

14' 5" x 7' 7" (4.40m x 2.30m)

A double bedroom with Velux window into internal corridor, wash hand basin and radiator.

Inner Hallway

26' 11" x 2' 11" (8.20m x 0.90m)

With three rear aspect windows and a radiator.

Bathroom

11' 1" x 7' 5" (3.39m x 2.25m)

With obscured windows to front and rear elevations. Fitted with a four piece suite comprising contemporary freestanding bath, shower cubicle with mains shower, WC and wash hand basin. Radiator.

Bedroom 4

14' 6" x 10' 10" (4.42m x 3.31m)

A dual aspect double bedroom with wash hand basin and radiator.

Garage/Boot room

9' 5" x 7' 2" (2.86m x 2.18m)

Double wooden doors leading to internal space with cobbled flooring. Seating area, plumbing for utilities and electricity. Stairs leading to further storage above which has fitted cupboard, windows to front aspect and rear and door to side.





EXTERNALLY

Garden

Rear garden with patio seating areas surrounded by mature planting. Note there is access for the adjoining properties when required – Oak Cottage and Oak Lodge.

Off street

1 Parking Space

ADDITIONAL INFORMATION

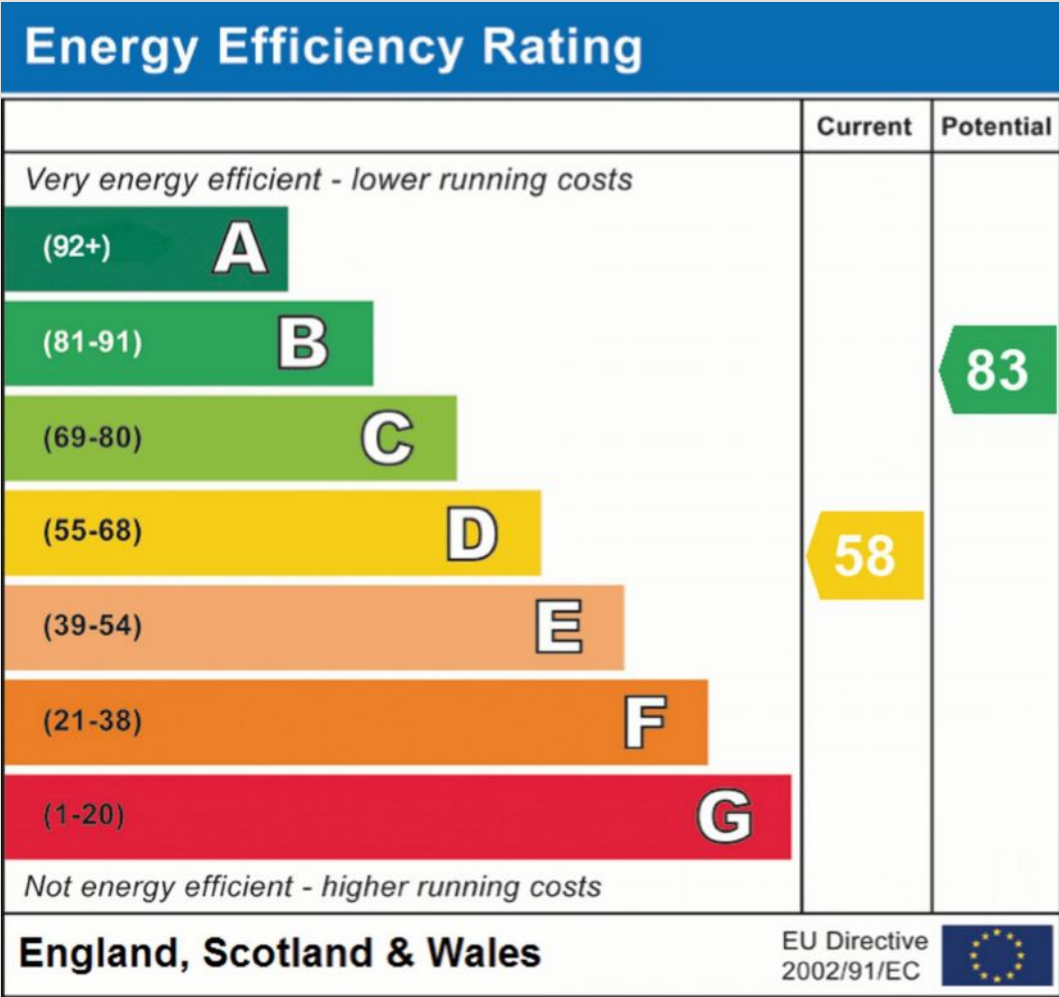
Services

Mains electricity, gas, water and drainage. Gas central heating. Double glazing installed throughout. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & 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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