



Moorfields, Portinscale – CA12 5RQ

Guide Price £525,000

PFK

Moorfields

Portinscale, Keswick

A good sized bungalow with garage and gardens and panoramic Lakeland fell views.

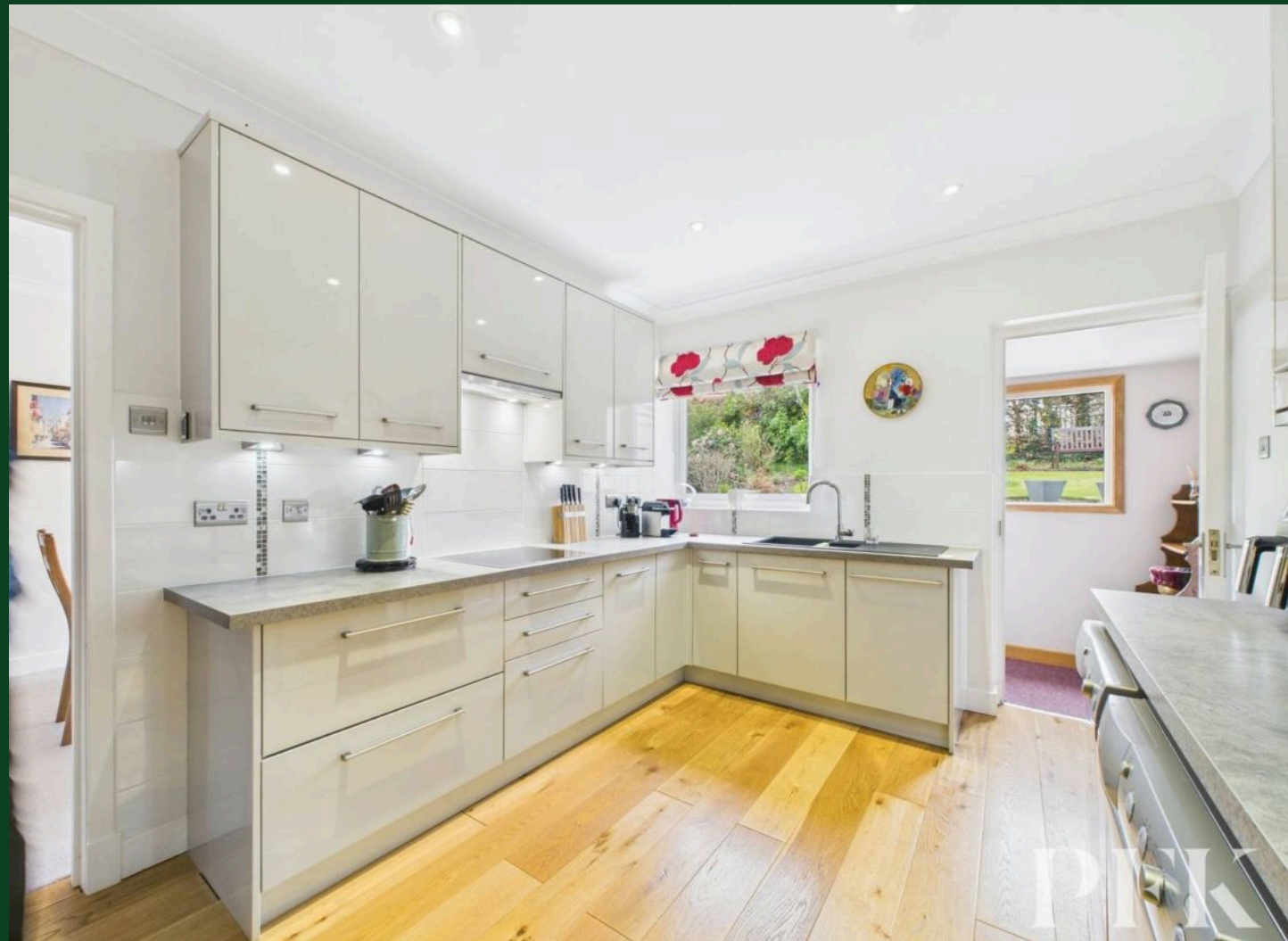
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Wonderful Lakeland fell views
- Two bedroom bungalow
- EPC rating D
- Council Tax: Band E
- Tenure: freehold
- Modernised throughout





ACCOMMODATION

Entrance Porch

3' 7" x 5' 0" (1.09m x 1.53m)

Hallway

Good sized, wide hallway with a radiator.

Living Room

12' 4" x 18' 6" (3.75m x 5.63m)

Window to front aspect enjoying a wonderful panoramic view of the Skiddaw range, feature fireplace with gas fire and a radiator.

Dining Room

14' 3" x 9' 4" (4.35m x 2.84m)

Sliding doors to rear aspect and a radiator.

Kitchen

12' 7" x 9' 10" (3.83m x 3.00m)

Window to rear aspect, a range of high gloss, matching wall and base units, complementary work surfacing, tiled splashback, induction hob with extractor over, eye level oven, built in microwave, composite sink, drainer and stainless steel mixer tap, integrated fridge freezer, integrated dishwasher, plumbing for washer and dryer, heated towel rail.

Rear Porch

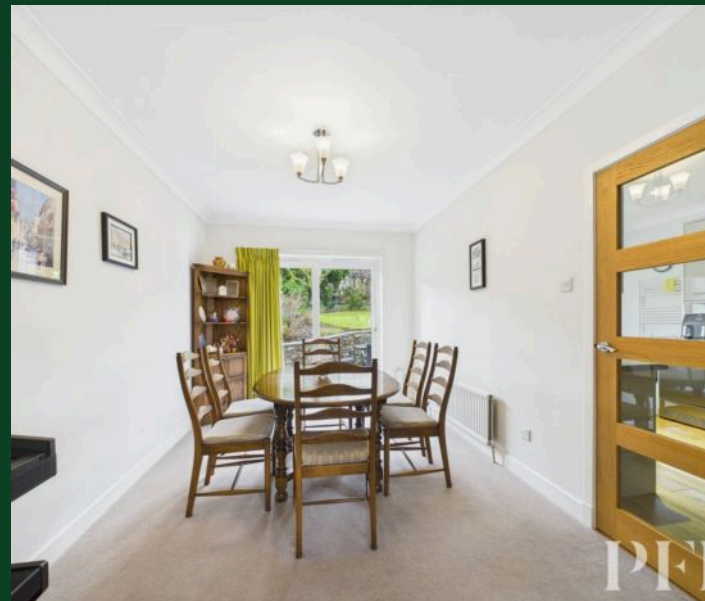
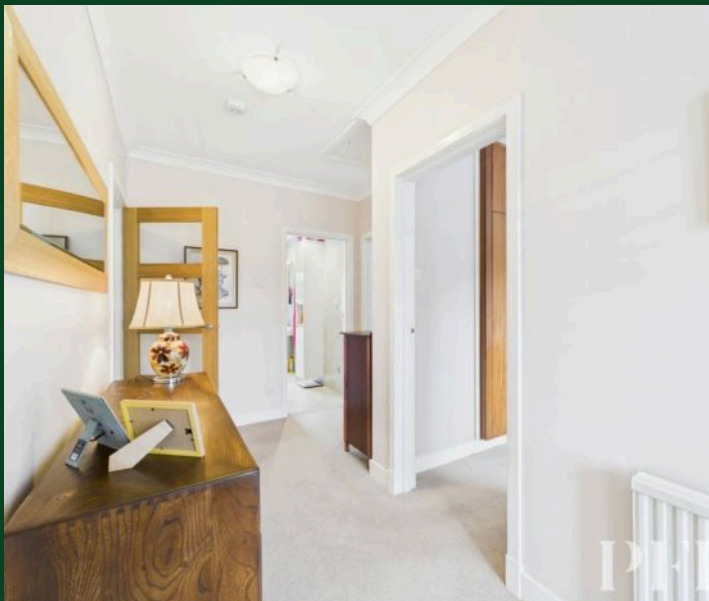
2' 10" x 5' 9" (0.87m x 1.76m)

With window to rear aspect overlooking the garden.

Shower Room

8' 11" x 6' 6" (2.72m x 1.99m)

Window to rear aspect, double shower cubicle with mains shower, wash hand basin, fitted shelving unit and a heated towel rail.



Bedroom 1

12' 2" x 12' 8" (3.70m x 3.85m)

Window to front aspect, fitted wardrobes and a radiator.

Bedroom 2

12' 9" x 10' 0" (3.88m x 3.06m)

Window to rear aspect, fitted wardrobes and a radiator.

ADDITIONAL INFORMATION**Services**

Mains electricity, gas, water & drainage; gas 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.

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 2024 was £221.00; 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.

Directions

From the Keswick office, head out of the town along High Hill towards the A66, and turning left towards Cockermouth, taking the first left into Portinscale, passing the Farmers Arms on the left. A short distance along, take a left turning up the hill by Dorothy Well. Continue straight ahead, bearing slightly right, the road continues left and the property is on the left hand side overlooking the field in front.



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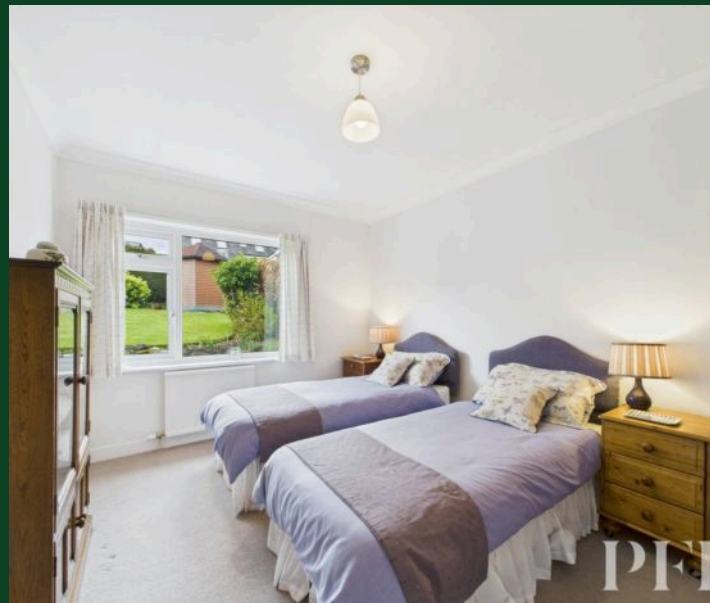
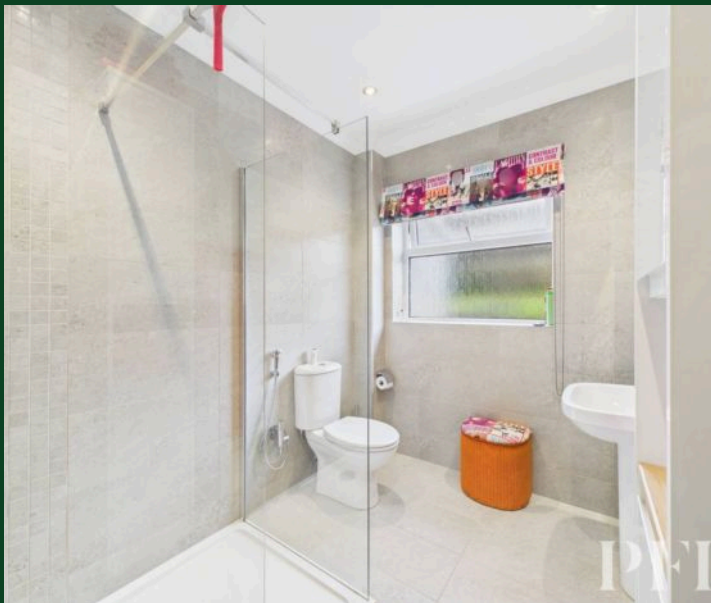
GARDEN

The front is terraced with mature shrubs and flowers, and steps up to the property running alongside. Side access leads to the rear of the property with a sheltered patio seating area adjoining the house, steps up to a lawned area with planted border around and a wooden storage shed at the top where the view can be really appreciated.

GARAGE

Single Garage

With light, power and up and over door.



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Approximate total area⁽¹⁾
961.86 ft²
89.36 m²

(1) Excluding balconies and terraces

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 NPS 3C standard.
DRAFT 360



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