



## Gutherscale Lodge, Newlands – CA12 5UE

Guide Price £950,000

PFK



# Gutherscale Lodge

Newlands, Keswick

An outstanding, traditional, yet fully modernised property, tastefully renovated by the current owners. A wonderful property in an enviable position, enjoying incredible views overlooking the surrounding Newlands Valley in the heart of the Lake District National Park.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

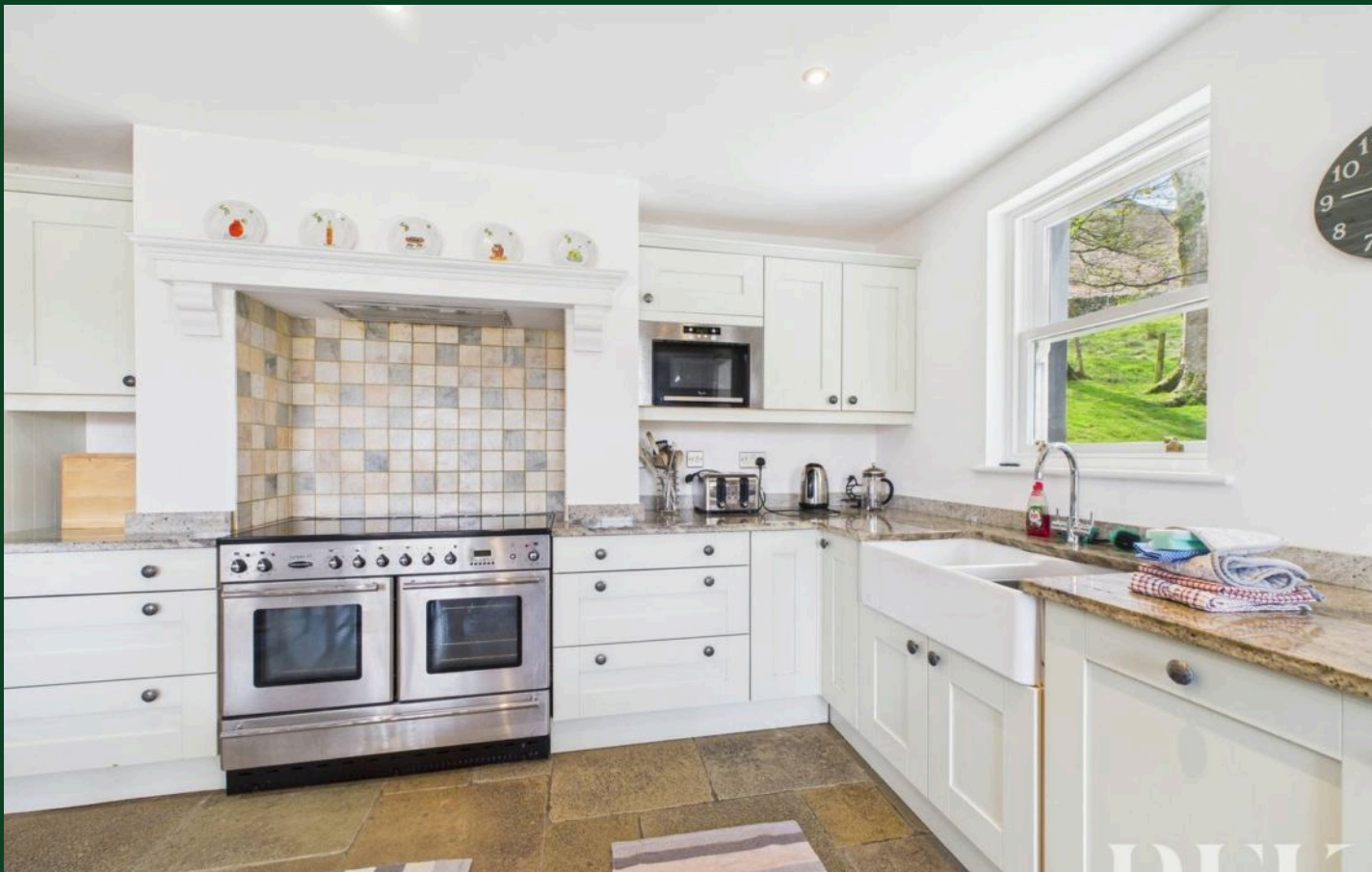
- Freehold
- EPC rating D
- Outstanding views
- Four beds and two ensuite
- Council tax band: assessed for business rates
- Nestling at the foot of Catbells
- Modern interior

## Directions

From the M6 junction 40 (Penrith), take the A66 west towards Keswick. Continue past Keswick and then at the roundabout, take the second exit to remain on the A591/A66. After passing a second turning to Keswick, take the next turning signposted Portinscale and proceed through the village. Passing Lingholm Kitchen and walled garden, continue forward for approx 500 meters until reaching a junction, bear left following the signs for Hawse End Centre and Grange. Continue down the hill and passed Hawse End centre taking the sharp right hand bend up the hill. Continue on that road and the property is a short distance along on the right hand side at the bottom of Catbells, through the double wooden gates.







#### Entrance Hallway

6' 6" x 16' 9" (1.98m x 5.11m)

Window to rear aspect, door to side aspect and stairs to first floor.

#### Boot Room

11' 2" x 7' 9" (3.41m x 2.36m)

Window to rear aspect, storage hanging rail and door to rear.

#### WC

4' 3" x 8' 6" (1.29m x 2.59m)

Window to side aspect, WC, wash hand basin set in vanity unit and a heated towel rail.

#### Utility Room

12' 8" x 7' 9" (3.87m x 2.37m)

Dual aspect windows to side and rear, range of matching wall and base units, complementary worktop, ceramic sink and drainer with mixer tap, space for washing machine, space for tumble dryer and space for undercounter sink.

#### Living Room

17' 5" x 17' 1" (5.30m x 5.21m)

Windows to front and side aspect with views across the Lakeland fells, feature fireplace with wood burning stove, stone hearth and wooden mantle.

#### Kitchen

19' 8" x 17' 1" (5.99m x 5.20m)

Window to front and side aspect, wooden doors leading onto terrace, range of matching wall and base units, complementary worktop, oven and electric hob set in alcove with extractor over, integrated microwave, integrated dishwasher, belfast sink with stainless steel mixer tap, space for large fridge freezer and space for a 6 person dining table.

#### Sunroom

9' 9" x 9' 7" (2.98m x 2.93m)

Windows to three sides with panoramic Lakeland fell views and door leading to terrace.



## FIRST FLOOR

### Landing

11' 0" x 18' 6" (3.35m x 5.64m)

Large open space with metal balustrade, under eaves storage, two velux windows, storage cupboard and a loft hatch.

### Bathroom

9' 9" x 7' 9" (2.97m x 2.37m)

Window to rear aspect, freestanding roll top bath with shower attachment, WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.

### Bedroom 1

12' 11" x 10' 0" (3.93m x 3.06m)

Two windows to front aspect with views across the Lakeland fells and fitted wardrobe.

### En-Suite

6' 2" x 6' 8" (1.87m x 2.03m)

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

### Bedroom 2

8' 9" x 13' 8" (2.66m x 4.17m)

Window to front aspect with views across the fells.

### Bedroom 3

13' 2" x 13' 10" (4.01m x 4.22m)

Window to front aspect with views over the fells and built in wardrobes.

### En-Suite

6' 9" x 7' 5" (2.06m x 2.25m)

Window to side aspect, shower cubicle with mains shower, WC, wash hand basin and heated towel rail.

### Bedroom 4

11' 4" x 11' 5" (3.46m x 3.47m)

Window to rear aspect.







### **Garden**

The property is accessed by double wooden gates, leading to ample graveled parking area with steps leading up to the property. The garden is mainly laid to lawn with a lovely patio adjacent to the conservatory, all of which enjoys the magnificent surrounding views of the Newlands Valley.

### **Garage**

Before the cattle grid on the way up to Catbells, there is a garage on the right hand side set back from the road. This is in addition to the graveled parking area.

### **ADDITIONAL INFORMATION**

#### **Services**

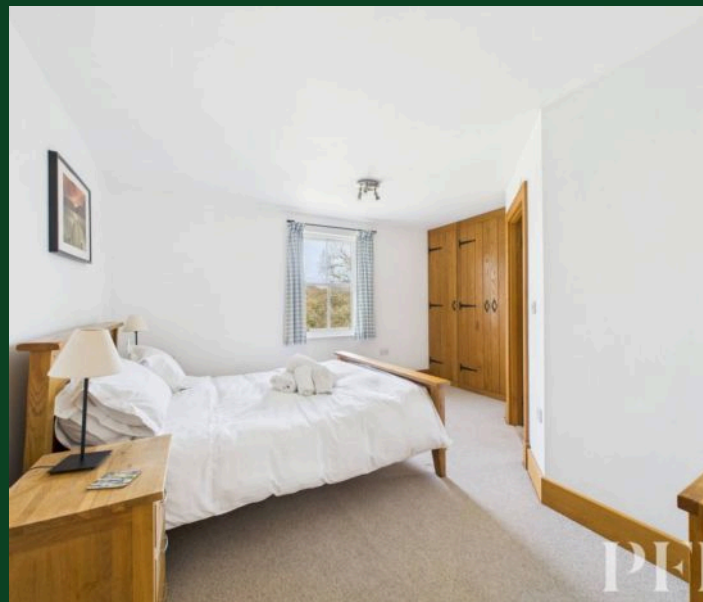
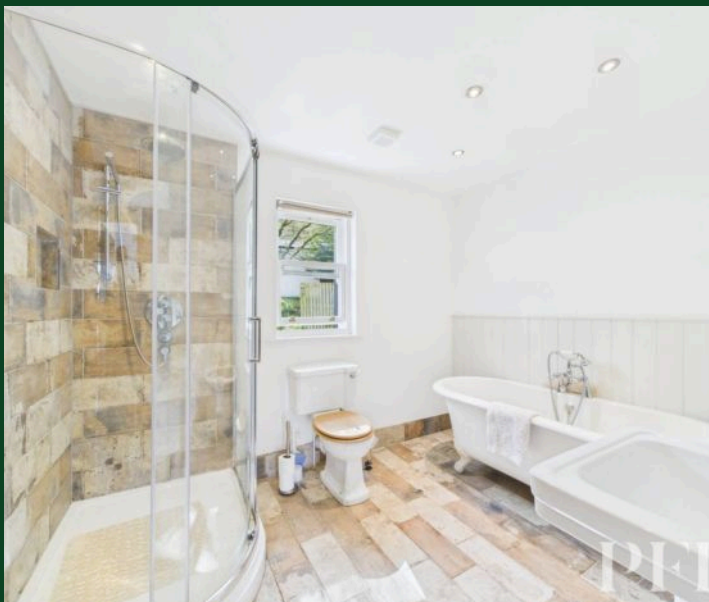
Mains electricity and water, air source underfloor heating and septic tank drainage; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in 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.

#### **Septic Tank**

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.





Floor 0



Floor 1

**PFK**

Approximate total area<sup>1)</sup>

2042.89 ft<sup>2</sup>  
189.79 m<sup>2</sup>

Reduced headroom

18.87 ft<sup>2</sup>  
1.75 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 are based on RICS IPMS 3C standard.

DRAPY 360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC







## PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

[keswick@pfk.co.uk](mailto:keswick@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

