



**Little Dodd House, Underskiddaw, Keswick, CA12 4PY**

Guide Price £625,000

**PFK**



# Little Dodd House

A good sized local occupancy home with five bedrooms, gardens, garage and panoramic views

- EPC rating F
- Deceptively spacious
- Wonderful panoramic views
- Garage and gardens
- Local occupancy restriction
- Freehold
- Council tax band TBC

## Services

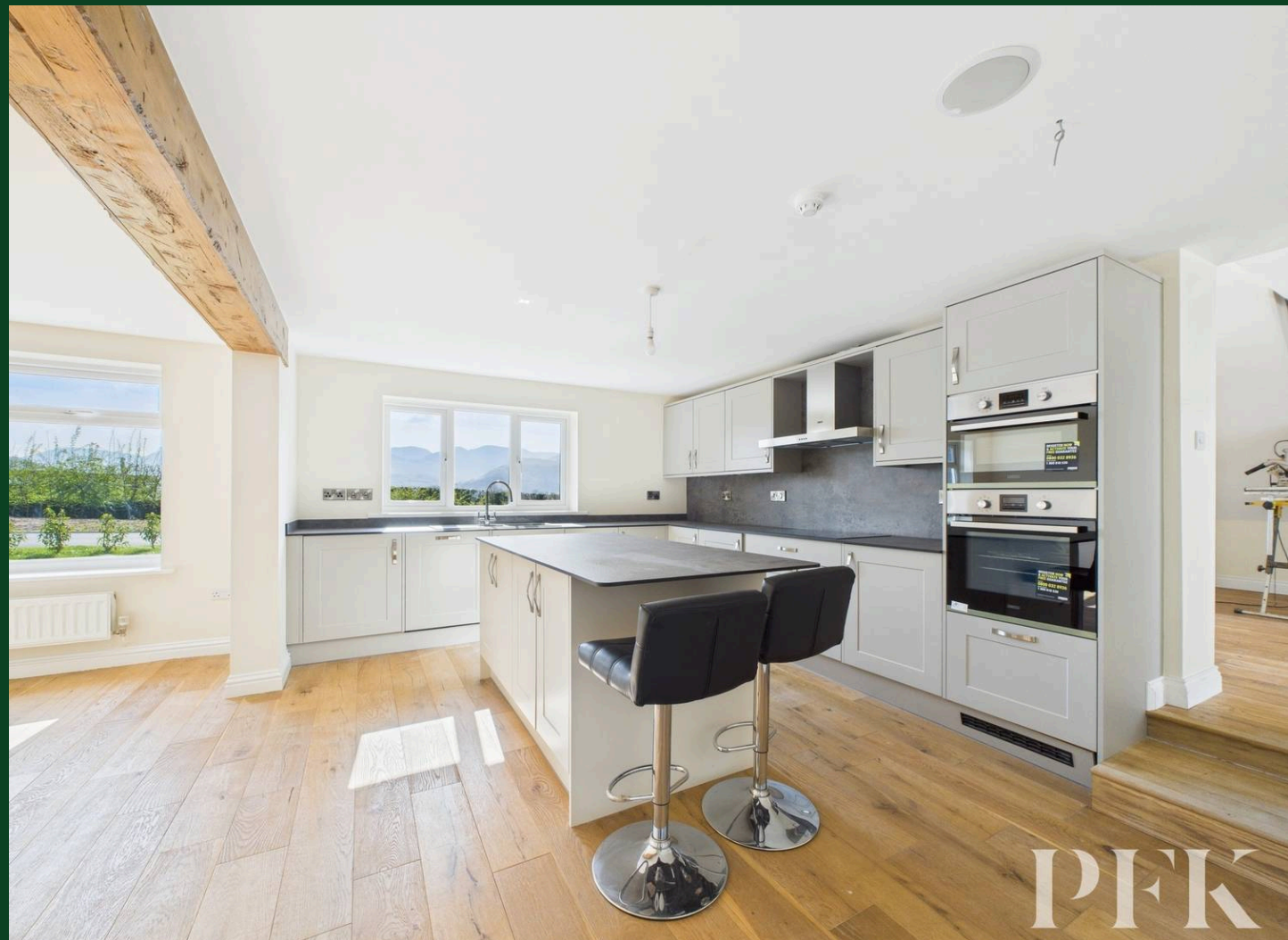
Mains electricity and water, oil fired central heating and septic tank drainage; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full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

## Directions

From PFK office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle and continue on to the A591. Continue on passing the sign on the right for Millbeck, after approx 500 yards, Little Dodd House in on the right hand side, set back from the road.

## Sewage treatment plant

We have been informed that the property has a newly fitted water treatment plant, which is shared between 12 houses. Service charge for this TBC.







#### **Entrance Hall**

12' 9" x 3' 2" (3.88m x 0.96m)

Under stair cupboard, stairs to first floor and a radiator

#### **Bathroom**

7' 11" x 12' 4" (2.42m x 3.75m)

Window to rear aspect, bath with shower attachment, wash hand basin, WC shower cubicle with mains shower.

#### **Study/Office**

7' 11" x 8' 10" (2.42m x 2.70m)

Window to rear aspect and a radiator

#### **Bedroom 1**

11' 1" x 15' 4" (3.37m x 4.68m)

Window to front aspect and a radiator

#### **Bedroom 2**

11' 1" x 8' 8" (3.37m x 2.65m)

Window to rear and a radiator

#### **Living Room**

23' 7" x 5' 3" (7.18m x 1.60m)

Window to front aspect, feature fireplace with woodburning stove and a radiator

#### **Dining Room**

15' 3" x 12' 6" (4.66m x 3.80m)

With stairs to first floor and two radiators.

#### **Sunroom**

11' 1" x 11' 1" (3.38m x 3.38m)

Double doors at the rear, opening out into the surrounding garden

#### **Kitchen/Dining Room**

11' 9" x 15' 8" (3.58m x 4.77m)

A large open, bright room with dual aspect windows, a range of matching wall and base units, complementary work surfacing, oven, built in microwave, hob with extractor over, composite sink, drainer and mixer tap, integrated fridge freezer, integrated dishwasher, kitchen island and a radiator.





**Utility/Boot Room**

15' 7" x 8' 1" (4.76m x 2.46m)

Door to rear aspect, window to side, matching base units, composite sink, drainer and stainless steel mixer tap, space for a washing machine, fitted cupboard housing the water pressure tank.

**Landing**

10' 5" x 10' 1" (3.17m x 3.08m)

Velux to rear, under eaves storage and a radiator.

**WC**

5' 9" x 5' 2" (1.74m x 1.57m)

Window to rear aspect and a wash hand basin

**Bedroom 3**

22' 9" x 17' 5" (6.93m x 5.32m)

Velux to front aspect, fitted cupboard and two radiators.

**Ensuite**

11' 7" x 5' 8" (3.54m x 1.72m)

Velux windows, shower cubicle with mains shower, under eaves storage, WC, wash hand basin and a radiator.

**Inner Hallway**

14' 1" x 7' 10" (4.28m x 2.40m)

Linking the upstairs, but could be easily adapted to another bedroom. Under eaves storage, velux to rear and a radiator.

**Jack and Jill Ensuite**

7' 11" x 12' 4" (2.42m x 3.75m)

Wash hand basin, shower cubicle with mains shower, WC and a heated towel rail.

**Landing**

2' 9" x 5' 3" (0.83m x 1.60m)

Stairs from entrance hallway

**Bedroom 4**

11' 5" x 22' 3" (3.47m x 6.79m)

Windows to side aspect and a radiator







### **Garden**

The front is laid to lawn with a newly planted perimeter boarder hedge. The enclosed rear garden is again mainly laid to lawn with a paved seating area.

### **Garage**

Double Garage

Door to side aspect, leading into the garden. Driveway to the front with up and over door, light and power, parking for 2 cars.

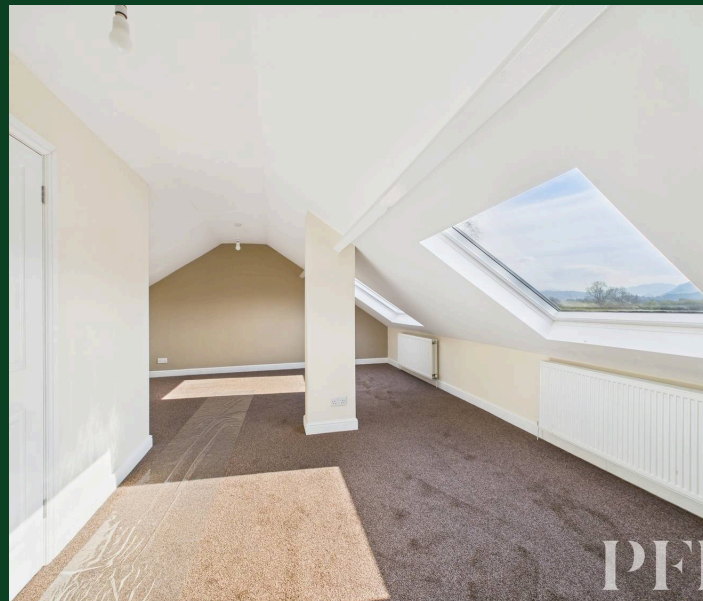
### **ADDITIONAL INFORMATION**

#### **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.

#### **Local Occupancy Condition**

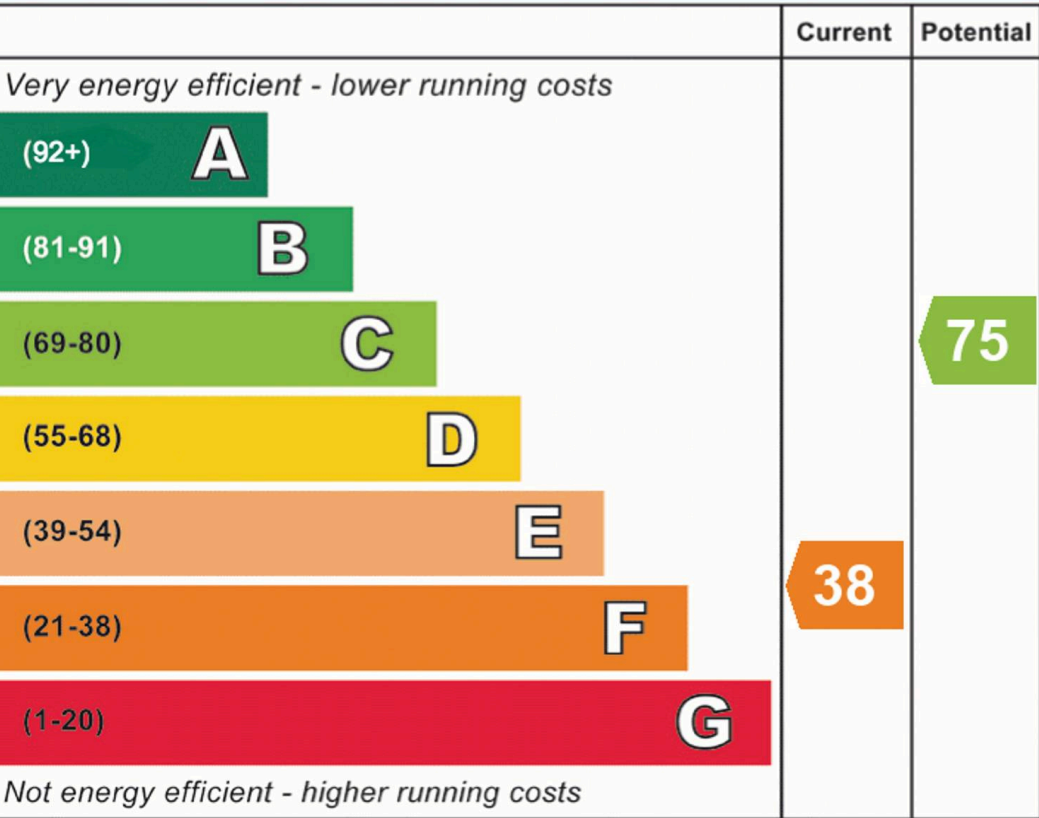
This home is subject to a local occupancy restriction, which means it must be occupied by individuals who meet specific criteria. This restriction is a legal agreement known as Section 106 and ensures that these homes benefit those with a strong connection to the local area. To qualify, you must demonstrate a connection to the following parishes of Above Derwent: Bassenthwaite, Bewaldeth and Snittlegarth, Blindbothel, Blindcrake, Borrowdale, Buttermere and Brackenthwaite, Caldbeck, Embleton, Ireby and Uldale, Keswick, Lorton, Loweswater, Mungrisdale, St Johns, Castlerigg and Wythburn, Setmurthy, Threlkeld, Underskiddaw, Wythop





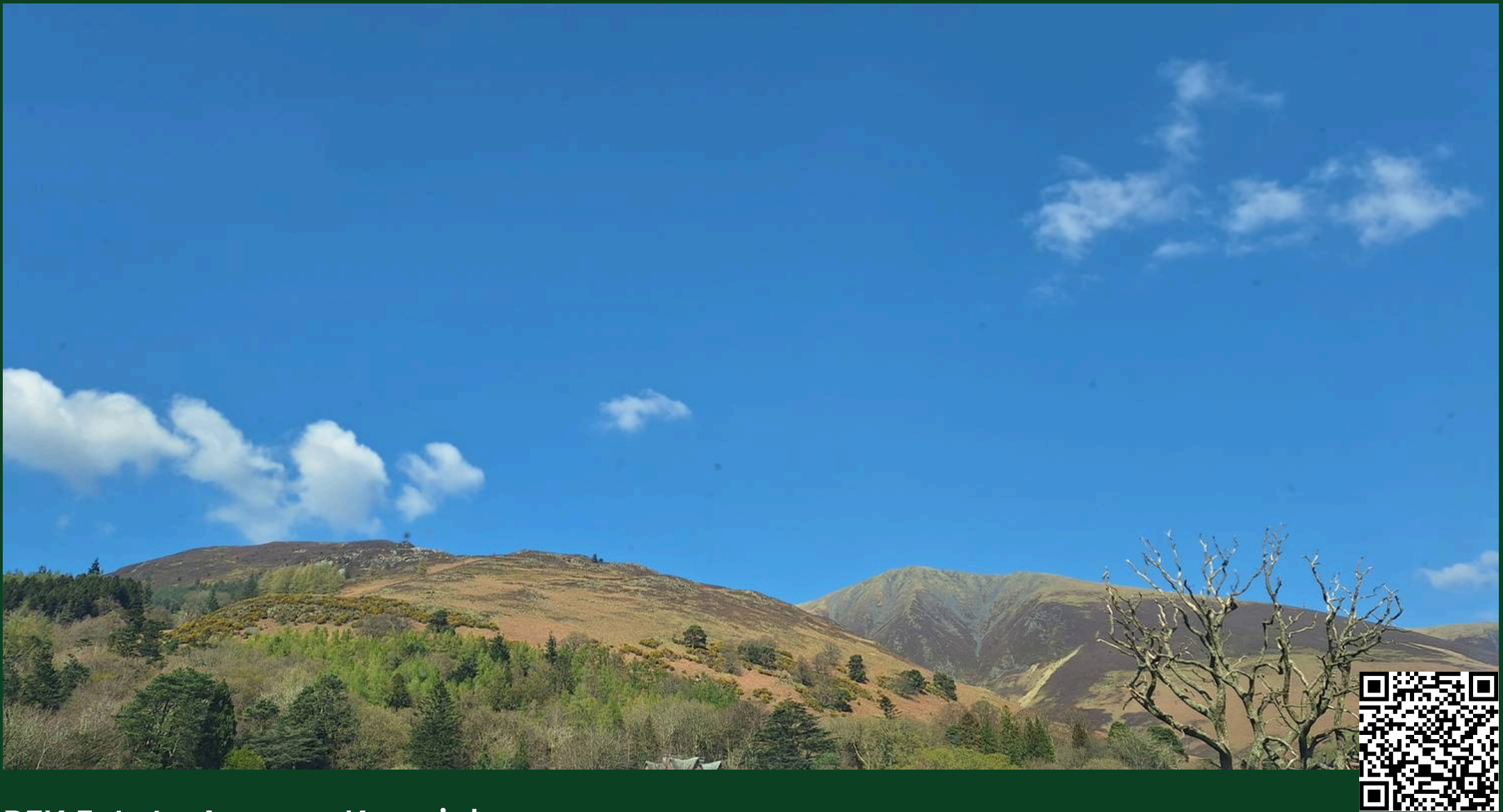


# Energy Efficiency Rating



England, Scotland & Wales





## 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

