



52 St. Johns Street, Keswick – CA12 5AB

Guide Price £395,000

PFK

52 St. Johns Street

Keswick

A luxury holiday cottage in the heart of Keswick town centre with Lakeland fell views.

- Luxury holiday let
- Town centre
- Lakeland fell views
- EPC Rating E
- Council Tax: Business
- Tenure: Freehold





Living Room

15' 9" x 13' 5" (4.81m x 4.10m)

Feature diamond pane window to front aspect with window seat, feature fireplace with gas stove, with feature gas fired log burner, wooden surround and stone hearth, fitted cupboards and a radiator.

Kitchen

9' 9" x 13' 7" (2.97m x 4.14m)

Stairs to first floor landing, radiator, a range of matching wall and base units, complementary wooden worktop, window to rear aspect over looking the courtyard, ceramic sink and drainer with stainless steel mixer tap, oven with electric hob and extractor over, integrated slimline dishwasher, integrated washer/dryer, fitted storage cupboard with shelving and door to rear courtyard.

FIRST FLOOR

Landing

6' 10" x 2' 7" (2.09m x 0.78m)

Velux window and radiator.

Bedroom 1

8' 10" x 13' 0" (2.70m x 3.97m)

Window to front aspect with views over the rooftops towards the Lakeland fells, window seat, feature cast iron fireplace and a radiator.

Bathroom

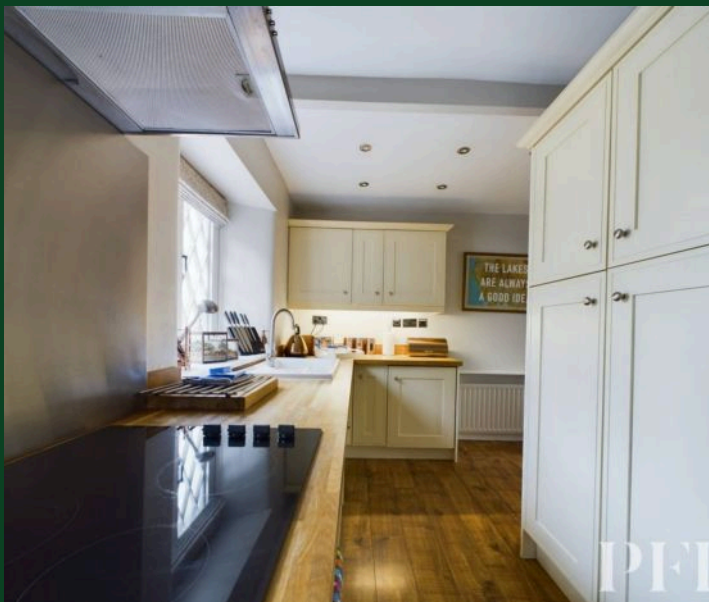
6' 7" x 9' 6" (2.00m x 2.89m)

Contemporary bathroom with window to side aspect, oval whirlpool freestanding bath, shower cubicle with mains shower, wash hand basin, WC, heated towel rail, fitted cupboard housing the boiler and underfloor heating.

Bedroom 2

6' 8" x 13' 6" (2.02m x 4.11m)

Dual aspect windows to rear and side, under rear window shelving and a radiator.



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 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.

Directions

From the office head right on to St Johns Street. Strawberry Cottage, 52 St Johns Street is just after the cinema on the right hand side of the road, meeting the corner of High Street.





YARD

A pleasant south-west facing paved shared yard with high Lakeland stone rear wall, small flower bed and brick built outhouse, divided and equally shared. Currently enclosed via a timber side gate leading to the side lane





Floor 0



Floor 1

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Approximate total area¹⁾
656.17 ft²
60.96 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.

DISAFFY 360





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