



Cosey Cottage, Portinscale – CA12 5RF

Guide Price £375,000

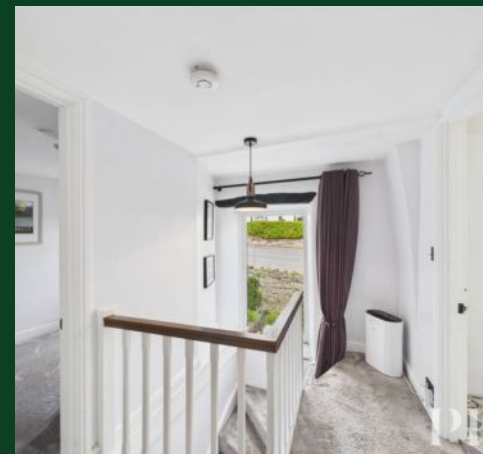
PFK

Cosey Cottage

Portinscale, Keswick

A pretty end terraced cottage, modernised throughout, with recently fitted new boiler, roofing and wood burning stove, yet retaining lovely original cottage features.

- Freehold
- Council Tax: Assesed for business rates
- EPC D
- End terraced cottage
- Two bedrooms
- Popular village location
- No onward chain





Entrance Porch

Tiled flooring.

Open Plan Living/Dining Area

9' 11" x 17' 1" (3.02m x 5.21m)

Window to front aspect, feature fireplace with stone surround and wood burning stove, space for dining table and chairs, good sized fitted storage cupboard behind the dining table. Door to first floor.

Kitchen

7' 6" x 11' 3" (2.29m x 3.44m)

Window to side aspect, a range of matching wall and base units, complementary work surfacing, tiled splash back, cooker with hob and extractor over, stainless steel sink, drainer and mixer tap, free standing fridge freezer, space for a washing machine and an understairs cupboard.

FIRST FLOOR LANDING

6' 1" x 8' 5" (1.85m x 2.57m)

Window to side aspect.

Bathroom

7' 7" x 7' 1" (2.31m x 2.15m)

Obscured window to side aspect, WC, wash hand basin, bath with mains shower over and a heated towel rail.

Bedroom 1

12' 4" x 10' 3" (3.75m x 3.12m)

Window to front aspect, double fitted cupboards and a radiator.

Bedroom 2

9' 4" x 18' 6" (2.85m x 5.63m)

Window to side aspect and a radiator.



ADDITIONAL INFORMATION

Services

Mains electricity and water, gas central heating and mains 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 the Keswick office, head along High Hill towards the A66, turn left towards Cockermouth, and take the first left into Portinscale, passing the Farmers Arms on the left. Continue through the village and the property can be found on the right hand side on the bend just before The Chalet.

Referrals and 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 : Naphthens 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

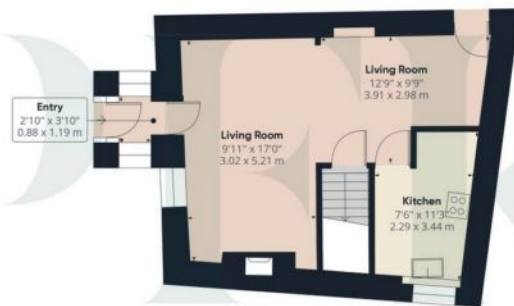




FRONT GARDEN

Paved seating area to the side of the front porch.





Floor 0



Floor 1

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Approximate total area[®]
787.07 ft²
73.12 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 IPMS 3C standard.

01644 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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