



Grooms Cottage, Oakfield House – CA12 4QA

Guide Price £375,000

PFK

Grooms Cottage

Oakfield House, Keswick

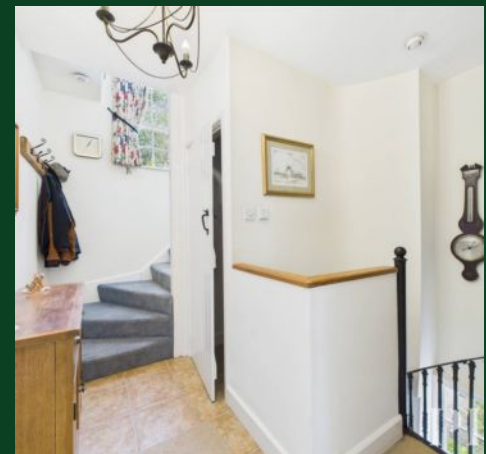
A wonderful unique cottage within Oakfield House, tucked away at the rear with private entrance. Deceptively spacious layout over three floors, wonderful communal grounds. Council Tax band: D

Tenure: Leasehold

- Two bedroom cottage
- Leasehold
- Council Tax: Band D
- Courtyard seating area
- Communal grounds
- EPC TBC

Directions

From PFK office, head out of Keswick via High Hill, turning right at the church opposite the petrol station into Crosthwaite Road and continue to the Crosthwaite roundabout on the A66. Take 2nd exit signposted A591 Carlisle. Continue on the A591 for approximately 1 ½ miles. Immediately after the new build houses on the right called 'The View' turn right into the long driveway of Oakfield House. Continue up the tarmac driveway and at the top of the drive, with the house in front of you, turn immediately right and signposted Grooms Cottage, Cedar Cottage and Garth Cottage. Follow the gravelled road to the car parking area at the rear side of Oakfield House, parking in front of Grooms Cottage





ACCOMMODATION

Entrance Porch

4' 3" x 4' 7" (1.30m x 1.39m)

Fitted with shelving and log storage.

Hallway

7' 5" x 6' 6" (2.27m x 1.97m)

Stairs to first and spiral staircase to lower floor, door to shower room.

Shower Room

2' 7" x 5' 10" (0.79m x 1.77m)

Shower cubicle with mains shower, wash hand basin, WC, fitted understairs storage and a heated towel rail.

Living Room

16' 0" x 10' 0" (4.89m x 3.06m)

Dual aspect, feature sandstone fireplace with woodburning stove and new electric storage heating system.

Lower Floor

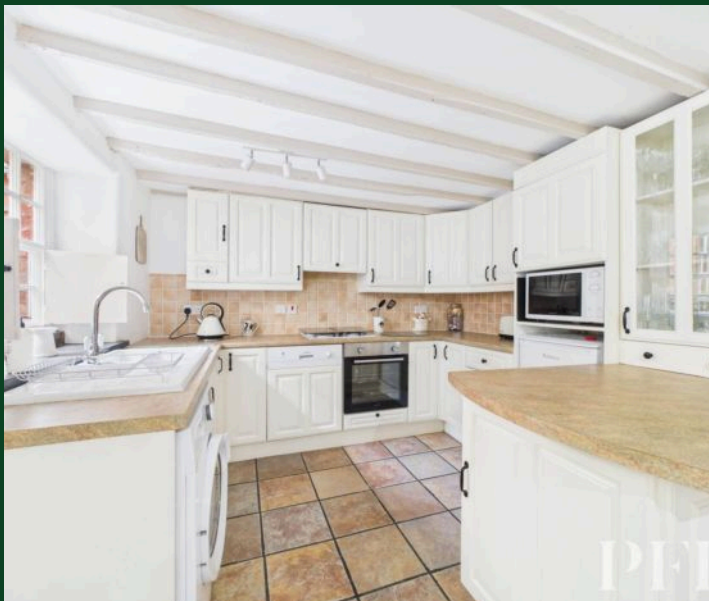
6' 7" x 8' 3" (2.00m x 2.52m)

Spiral stairs lead down to the lower floor with fitted cupboard housing the water tank, windows to side aspect, exposed brick wall and a new electric storage heater. Door to kitchen/dining area.

Kitchen/Diner

17' 1" x 9' 11" (5.21m x 3.03m)

Windows to side aspect and door into courtyard, a range of matching wall and base units, complementary work surfacing, tiled splashback, ceramic sink and stainless steel mixer tap, oven, electric hob with extractor over, space for washing machine, integrated dishwasher, space for fridge and a microwave. New electric storage heater.



First Floor Landing

12' 8" x 2' 11" (3.85m x 0.89m)

Windows to front and side aspect, exposed beam and fitted cupboards.

Bedroom 1

11' 9" x 11' 0" (3.59m x 3.35m)

Dual aspect, fitted cupboard, fitted wardrobe and wall mounted electric panel radiator with timer. Door to ensuite bathroom.

Ensuite Bathroom

4' 10" x 7' 3" (1.48m x 2.21m)

With wash hand basin, illuminated mirror with shaver socket, WC, bath with central mixer taps/shower attachment and a heated towel rail. Partly tiled walls, tiled flooring and extractor fan.

Bedroom 2

7' 5" x 7' 6" (2.25m x 2.29m)

Window to side aspect, fitted walk in make-up/vanity area and wall mounted electric panel radiator with timer.

ADDITIONAL INFORMATION

Services

Mains electricity and water; Septic tank; New electric storage heating system. Hyperfast broadband installed. 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.

Septic Tank

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





GARDEN

There is an extensive communal ground areas from where to enjoy the breathtaking Lakeland views, offering an abundance of colour with rhododendrons, mature borders and woodland. There are expansive lawned areas, patio seating areas and a landscaped pond. There is also a communal log store.

Allocated parking 1 parking space.

Tenure

The property is leasehold with the lease being granted in January 1995 for a period of 999 years. The fixed annual maintenance charge from Oakfield House Management is £1700.25 (2025/6) per year, which covers;- property, gardens and general maintenance, window cleaning, septic tank and insurance. Further supplements are paid as and when work requires to be carried out (e.g. 5 yearly external painting programme) and this is discussed through the management committee.

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.





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Approximate total area^{2b}776 ft²72.2 m²

Reduced headroom

8 ft²

(3) 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.

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