



Laurel Bank Penrith Road, Keswick – CA12 4LJ

Guide Price £650,000

PFK

Laurel Bank Penrith Road

Keswick, Keswick

An immaculately appointed property, offering potential purchasers the opportunity to acquire a fully operational business, with forward bookings – including many regular, repeat bookings and a lifestyle change. Situated on the eastern end of the town, a short walk from Keswick town centre.

- EPC: TBC
- 5 En-Suite letting rooms
- Freehold
- Spacious owners accommodation
- Ample off road parking and garage
- Council Tax: Band A
- Lakeland fells views, particularly Latrigg

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout, high speed fibre to the property, CCTV on car parks and front door. Boiler room with enclosed pressurised water system with oversize tank ensuring plenty of hot water throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

The property can easily be located using postcode CA12 4LJ or can otherwise be found using what3words location [///seagulls.acre.advising](https://www.what3words.com/?q=///seagulls.acre.advising)





Entrance Porch

Stained glass door into:-

Entrance Hallway

24' 1" x 6' 0" (7.34m x 1.82m)

Stairs to first floor, Telephone point, Fibre broadband router, understairs cupboard and a radiator.

Dining Room

12' 11" x 11' 11" (3.94m x 3.62m)

Large bay window to front aspect, feature fireplace with electric stove and two radiators.

Guest Bedroom 5

10' 4" x 8' 7" (3.14m x 2.62m)

Double bedroom with window to rear aspect and a radiator.

En-Suite

2' 4" x 6' 3" (0.71m x 1.91m)

WC and wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Kitchen

14' 1" x 14' 0" (4.29m x 4.26m)

Large bay window to side aspect, range of matching wall and base units, complementary worktop, gas hob with extractor over, eyelevel oven, warming draw and two microwaves, stainless steel sink and drainer with mixer tap, space for large fridge freezer, space for washing machine and dishwasher, island with base units and worktop, door to side aspect, space for a dining table and a radiator.

WC

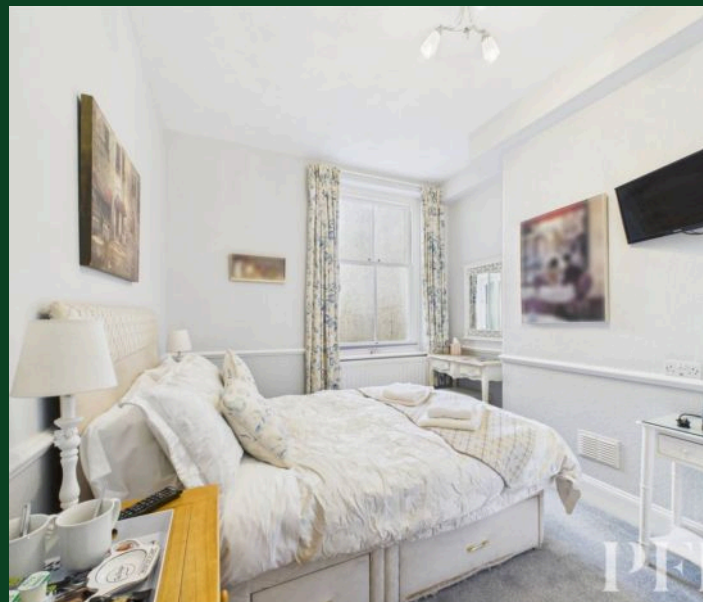
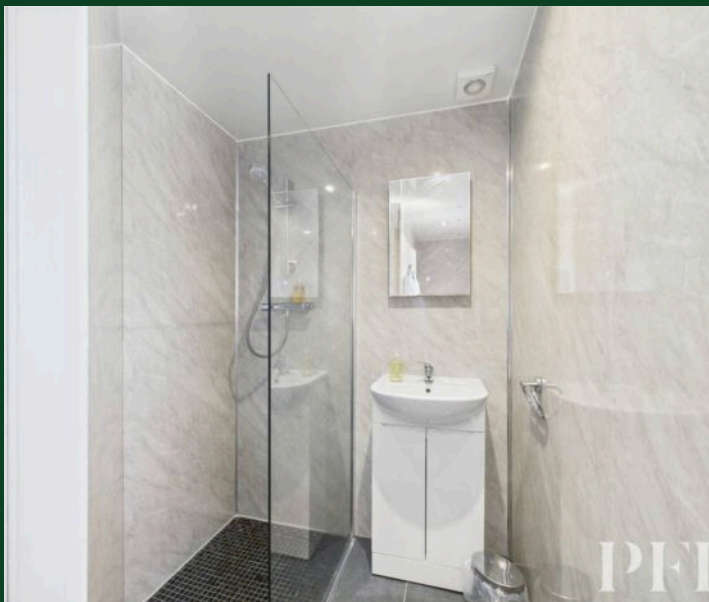
2' 9" x 4' 0" (0.84m x 1.21m)

WC

Owners Living Room

15' 1" x 12' 10" (4.59m x 3.92m)

Dual aspect windows to rear and side, feature electric fire (available by separate negotiation), two radiators and patio doors to rear yard.



FIRST FLOOR

Half Landing

3' 4" x 5' 10" (1.01m x 1.79m)

Door to owners accommodation

Inner Hallway/Storage Room

13' 6" x 3' 0" (4.11m x 0.91m)

Window to side aspect, shelving and a radiator.

Owners Bathroom

7' 9" x 6' 2" (2.36m x 1.87m)

Window to side aspect, bath, WC, wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Owners Bedroom

18' 1" x 10' 10" (5.51m x 3.29m)

Dual aspect windows to side and rear with Lakeland fell views, built in wardrobes, fitted shelving and a radiator.

Landing

8' 9" x 5' 10" (2.66m x 1.77m)

Stairs to second floor.

Guest Bedroom 1

13' 0" x 9' 11" (3.96m x 3.02m)

Double bedroom with window to rear aspect with views of Latrigg and a radiator.

En-Suite

3' 11" x 5' 9" (1.20m x 1.76m)

WC and wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Guest Bedroom 2

12' 10" x 11' 6" (3.92m x 3.51m)

A large room with bay window to front aspect, window to side aspect with views towards Grisedale Pike and a radiator.

En-Suite

8' 3" x 3' 7" (2.52m x 1.10m)

WC, wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

ADDITIONAL INFORMATION

Referral & Other Payments





SECOND FLOOR

Half Landing

Window to rear aspect with views of Latrigg and a radiator.

Guest Bedroom 3

10' 4" x 10' 0" (3.16m x 3.04m)

Double bedroom with window to rear aspect with views of Latrigg and a radiator.

En-Suite

2' 5" x 6' 2" (0.74m x 1.89m)

WC and wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Guest Bedroom 4

12' 10" x 15' 3" (3.91m x 4.64m)

Dual aspect windows to front and side aspect with views towards Grisedale Pike and two radiators.

En-Suite

9' 11" x 2' 6" (3.03m x 0.75m)

Window to side aspect, WC, wash hand basin set in vanity unit, walk in shower cubicle with mains shower and a heated towel rail.

Garden

To the front is a traditional low slate stone wall, planted with flowers and then shilled alongside the path for ease of maintenance. Side vehicle access leads to the owners parking immediately at the rear of the property, alongside the detached single garage. The side driveway has walled and potted shrubs and a designated seating area.

Garage

7 Parking Spaces

Up and over door with deadlock, UPVC double glazed windows and side access door. Currently used for owners storage and alongside an owners parking area and six guest fully tarmacked marked parking spaces.







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