



Arkholme Lonsties, Keswick – CA12 4TD

Guide Price **£595,000**

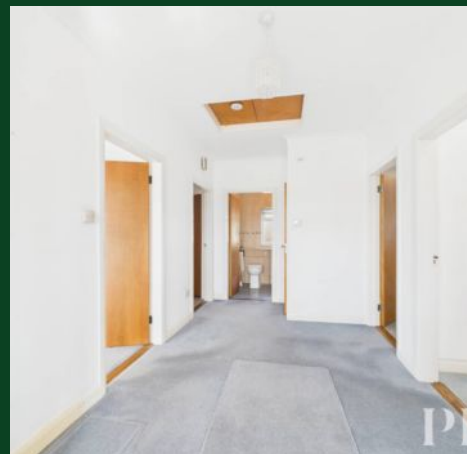
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Arkholme Lonsties

Keswick, Keswick

This two bedroomed detached bungalow enjoys breathtaking, panoramic views of Keswick and the surrounding fells. The property is set on an elevated plot in the prime residential area on the outskirts of Keswick, in the heart of the Lake District National Park.

- Detached Bungalow
- Two bedrooms
- Upgrading required
- Panoramic Lakeland fell views
- Council Tax: Band E
- Tenure: Freehold
- EPC rating D





ACCOMMODATION

Entrance Porch

2' 7" x 7' 0" (0.80m x 2.13m)

Hallway

14' 11" x 7' 11" (4.55m x 2.42m)

Loft hatch, fitted cupboard and a radiator.

Living Room

12' 9" x 17' 9" (3.89m x 5.41m)

Dual aspect windows with panoramic lake and fell views, feature fireplace with stone and slate surround and two radiators.

Kitchen

9' 9" x 13' 11" (2.98m x 4.24m)

Window to side aspect with a lovely view of Latrigg, a range of matching wall and base units, eye level oven and grill, stainless steel sink, drainer and mixer tap, hob with extractor over, free standing fridge freezer, fitted slatted door cupboards and a radiator. Pantry with obscured window into the garage.

Bedroom 1

12' 1" x 12' 4" (3.69m x 3.76m)

Dual aspect windows with panoramic lake and fell views and a radiator.

Bedroom 2

10' 6" x 12' 1" (3.20m x 3.68m)

Window to side aspect and a radiator.

Shower Room

5' 11" x 7' 7" (1.80m x 2.31m)

Obscured window to rear aspect, shower cubicle with mains shower, heated towel rail, WC and wash hand basin set in vanity unit.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central

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Mains electricity, gas, water & drainage; gas central heating; 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.

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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Directions

The property can easily be located using postcode CA12 4TD or can otherwise be found using what3words location [///they.satin.lawyer](https://www.what3words.com/they.satin.lawyer)





GARDEN

The garden surrounds the property and is terraced to the front, taking full advantage of the elevated, surrounding panoramic views. Interspersed with pathways and mature shrubs, a lawned area sits alongside the driveway leading up to the garage. To the rear are steps up to a greenhouse with fruit bushes behind at the top of the elevated plot.

GARAGE

Single Garage

Integral garage with driveway, light, power and double wooden doors.



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Approximate total area⁽¹⁾

1057 ft²
98.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DISAFFY 360





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