



Arkholme, Lonsties, Keswick, CA12 4TD

Guide Price £575,000

PFK

Arkholme, Lonsties

The Property:

The property offers scope for modernisation, renovation or extension subject to necessary consents from this wonderful, elevated position. Surround by a beautiful garden, zoned in a variety of different areas to enjoy the captivating views and sunshine throughout the day along with driveway and garage. The bungalow has a good sized entrance hallway, two double bedrooms, dual aspect sitting room with views of the Lakeland fells, Derwentwater and Bassenthwaite Lake, modernised bathroom, kitchen with a pantry and access to the garage, all within just a short distance from Keswick town centre.

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





Arkholme, Lonsties

Location & directions:

Located in the highly desirable Lonsties area of Keswick and enjoying an elevated position, in an extensively large site with stunning views over the town and surrounding lakes and fells. The property is just a short drive from the town centre with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

Directions

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



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.





EXTERNALLY

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.

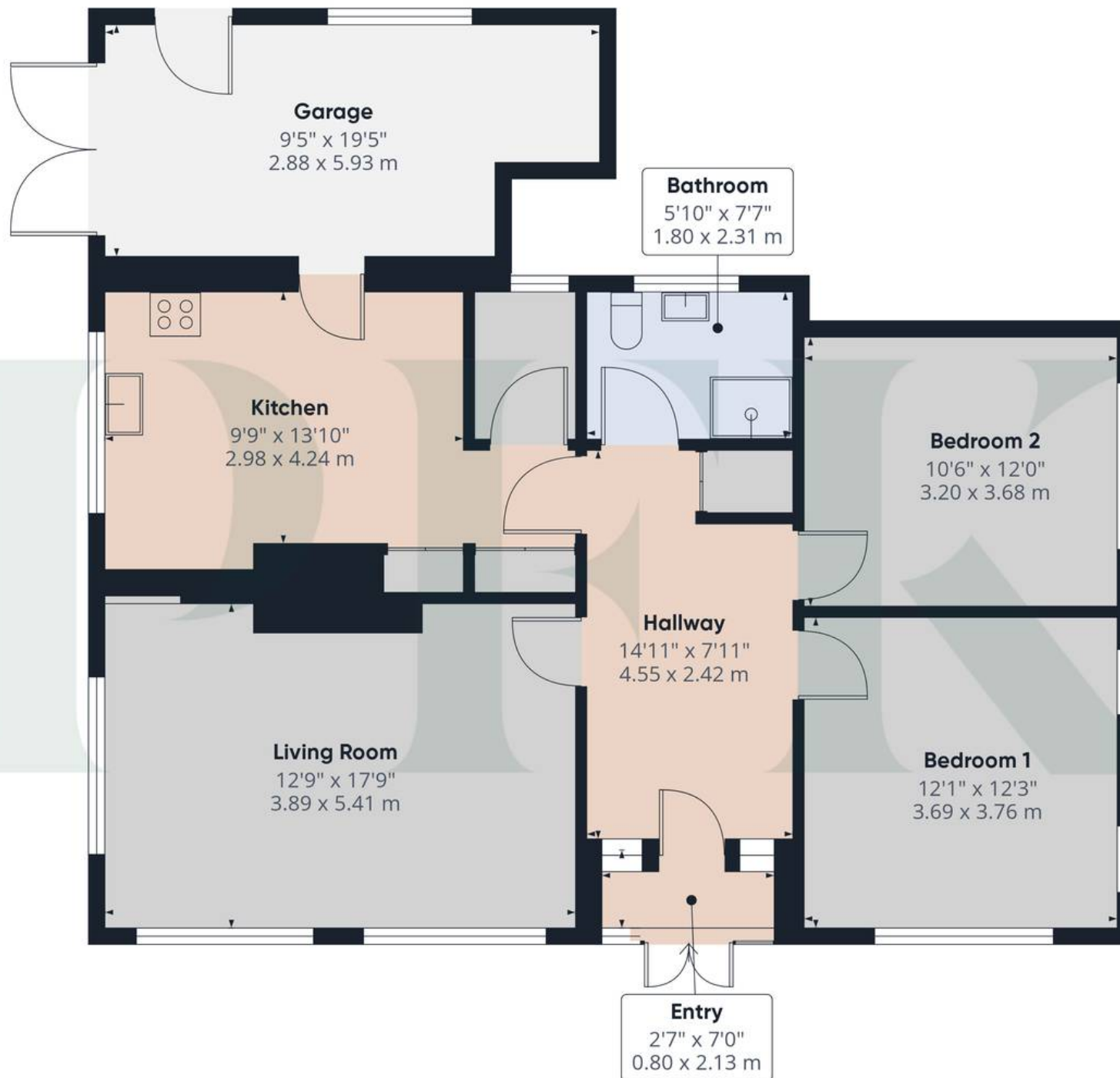
GARAGE

Single Garage

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







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.

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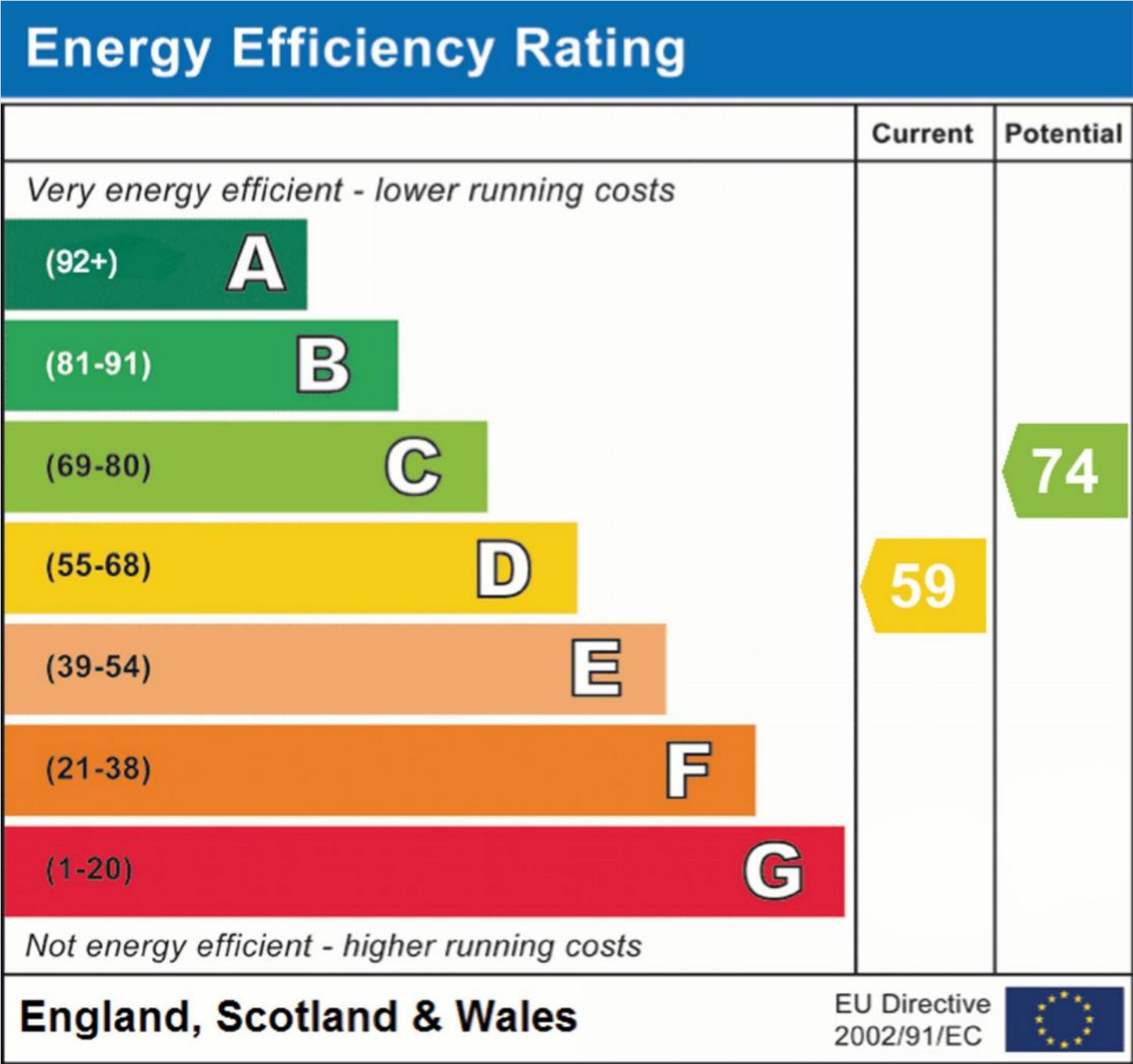
ADDITIONAL INFORMATION

Services

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.





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