



Windrush, Portinscale, CA12 5RQ

In Excess of £585,000

PFK



# Windrush

## The Property

A beautifully presented property in an extremely enviable position in a tucked away, elevated part of the village enjoying wonderful panoramic outlooks of the Lakeland fells. The property benefits from a garage and gardens to the front and rear, along with a useful office/workshop space. With a good sized entrance hallway, WC, sitting room opening into the dining room, which has access to the rear garden through patio doors. Kitchen, conservatory which has access both front and rear aspect for ease. On the first floor are three double bedrooms, bathroom and a separate WC. All within a short walk or drive of Keswick town centre.

- 3 bed semi detached property
- Elevated with panoramic views
- Garage and gardens
- Outside office space
- Popular village location
- Council Tax Band: Assessed for business rates
- Tenure: Freehold
- EPC rating E







## Windrush

### Location & Directions

Portinscale is a delightful village offering all the charm and views of the Lake District. There is a strong sense of community in the village and it also has excellent facilities, including village hall, pub, café/restaurant and marina. It is set back off the A66, and just a short offroad walk into Keswick, with an easy commute to a number of surrounding villages and towns including Keswick, Cockermouth, Grasmere, Penrith and the M6 at Junction 40.

### Directions

The property can easily be located using postcode CA12 5RQ or can otherwise be found using what3words location [///universes.animated.lighter](https://www.what3words.com////universes.animated.lighter)





## ACCOMMODATION

### Entrance Porch

4' 4" x 3' 4" (1.32m x 1.01m)

With UPVC windows to the sides

### Cloakroom/WC

2' 7" x 5' 8" (0.80m x 1.73m)

Obscured window to side aspect, WC, wash hand basin and a radiator.

### Hallway

4' 2" x 14' 8" (1.26m x 4.47m)

Under stair storage, window to side aspect, stairs to first floor and a radiator.

### Living Room

12' 2" x 26' 6" (3.70m x 8.08m)

Bay window to front aspect, feature fireplace with electric stove and a radiator. Incorporating a dining area, with doors into the rear garden, fitted shelving and a radiator.

### Kitchen

7' 11" x 11' 8" (2.42m x 3.56m)

A range of matching wall and base units, window into the conservatory and door, tiled splashback, wooden work surfacing, oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, integrated fridge and integrated dishwasher.

### Sunroom

9' 3" x 7' 2" (2.81m x 2.18m)

Windows to rear and side aspect, door to side aspect leading to rear garden and door to front aspect.



## FIRST FLOOR

### Half Landing

Window to front aspect.

### Landing

2' 10" x 10' 0" (0.86m x 3.06m)

Over stairs cupboard and a loft hatch.

### WC

3' 0" x 4' 2" (0.92m x 1.26m)

Window to front aspect, WC and a radiator.

### Bedroom 1

11' 0" x 13' 1" (3.36m x 3.98m)

Bay window to front aspect with fell views and a radiator.

### Bedroom 2

10' 11" x 13' 11" (3.33m x 4.25m)

Bay window to rear aspect and a radiator.

### Bedroom 3

9' 1" x 8' 4" (2.77m x 2.53m)

Window to rear aspect and a radiator.

### Bathroom

5' 11" x 5' 7" (1.81m x 1.69m)

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







## EXTERNALLY

### Garden

To the front of the property is a driveway, leading to a single garage, alongside are gardens either side of the driveway, with mature trees, shrubs and hedging. Side access leads to the elevated rear garden, having a secluded patio seating area alongside the house, terraced lawn border and a useful wooden office/workshop at the very back of the plot. All enjoying superb panoramic views of the surrounding Lakeland fells.

### GARAGE

Single Garage

Driveway and single garage









## Energy Efficiency Rating

*Very energy efficient - lower running costs*

A

(81-91)

**B**

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

**F**

(1-20)

G

Not energy efficient - higher running costs

69

## England, Scotland & Wales





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







## PFK Estate Agency Keswick

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