



9 St. Johns Terrace, Ambleside Road, Keswick, CA12 4DP

Guide Price £795,000

PFK

9 St. Johns Terrace, Ambleside Road

The Property:

An immaculately appointed traditional slate property, dating from 1863 and offering potential purchasers the opportunity to acquire a fully operational business, with forward bookings; including many regular, repeat bookings. The guest house accommodation is arranged over four floors, with an ideal layout of private owners accommodation towards the rear, with access from either the main hallway at the front of the property or the rear door through the car park. With a lovely traditional entrance hallway, large guest breakfast/dining room, utility room and stairs to give access to the lower ground owners accommodation. On the first floor is a useful drying room and three ensuite bedrooms, one currently being used for storage. The further two floors have five ensuite bedrooms many having wonderful elevated Lakeland fell views over the town. The owners accommodation is well proportioned and separately accessed, if required, having a great sized kitchen, living room, double bedroom and bathroom all with natural light. Externally, there is parking for 6 cars offstreet and two garages at the rear, workshop and the front is slate paved offering a lovely relaxing seating area surrounded by mature planting.





9 St. Johns Terrace, Ambleside Road

Location & directions:

Located in the heart of the town centre of Keswick, conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

Directions

The property can easily be located using postcode CA12 4DP or can otherwise be found using what3words location
///handy.plump.campers

- Commercial EPC rating C
- Freehold
- Lakeland fell views
- Two garages and workshop above, also private parking
- Council Tax: Band A
- Traditional building dating from 1863
- 8 letting rooms
- Separately accessed owners accommodation
- Quiet residential area, close to town centre
- First time to be sold in 20 years



ACCOMMODATION

Entrance Vestibule

4' 9" x 5' 3" (1.45m x 1.60m)

Hallway

13' 3" x 6' 9" (4.04m x 2.07m)

Stairs to first floor and a radiator.

Living Room

13' 11" x 16' 0" (4.24m x 4.89m)

Dual aspect windows to front and side and a radiator.

Open passageway into:-

Dining Room

14' 5" x 14' 9" (4.40m x 4.50m)

Window to rear aspect with views towards the Lakeland fells, feature fireplace with electric fire and a radiator.

Inner Hallway

3' 8" x 6' 9" (1.12m x 2.06m)

Stairs to lower ground floor owners accommodation.

Breakfast Kitchen

4' 9" x 5' 8" (1.46m x 1.72m)

Obscured window to rear aspect, stainless steel sink with mixer tap, worktop, space for fridge and space for dishwasher.

FIRST FLOOR

Half Landing

Drying Room

5' 5" x 5' 5" (1.64m x 1.66m)

Obscured window to rear aspect, sink and radiator.

Landing

6' 5" x 6' 9" (1.96m x 2.06m)

Stairs to second floor and storage cupboard.



Guest Bedroom 1

14' 8" x 14' 8" (4.46m x 4.46m)

Bay window to rear aspect with Lakeland fell views and a radiator.

Ensuite Bedroom 1

7' 7" x 5' 3" (2.31m x 1.60m)

WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.

Guest Bedroom 2

13' 11" x 12' 9" (4.24m x 3.88m)

Dual aspect windows to front and side and a radiator.

Ensuite Bedroom 2

5' 10" x 6' 4" (1.79m x 1.93m)

WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.

Guest Bedroom 3

9' 10" x 8' 6" (2.99m x 2.60m)

Window to front aspect and a radiator.

Ensuite Bedroom 3

5' 10" x 3' 3" (1.78m x 1.00m)

WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.

SECOND FLOOR

Half Landing

Window to rear aspect.

Landing

3' 10" x 6' 8" (1.17m x 2.03m)

Stairs to third floor and a radiator.

Guest Bedroom 4

12' 0" x 14' 9" (3.67m x 4.50m)

Window to rear aspect with Lakeland fell views and a radiator.

Ensuite Bedroom 4

2' 3" x 7' 7" (0.68m x 2.30m)

WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.



Guest Bedroom 5

8' 9" x 11' 11" (2.66m x 3.64m)

Window to front aspect and a radiator.

Ensuite Bedroom 5

4' 11" x 6' 1" (1.49m x 1.86m)

WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.

Guest Bedroom 6

9' 9" x 9' 6" (2.98m x 2.89m)

Window to front aspect and a radiator.

Ensuite Bedroom 6

8' 0" x 3' 8" (2.43m x 1.11m)

WC, wash hand basin, shower cubicle with mains shower and a radiator.

THIRD FLOOR**Landing**

4' 6" x 10' 10" (1.36m x 3.31m)

Loft access.

Guest Bedroom 7

10' 8" x 10' 10" (3.25m x 3.31m)

Window to front aspect and a radiator.

Ensuite Bedroom 7

8' 1" x 7' 10" (2.47m x 2.39m)

WC, wash hand basin, shower cubicle with electric shower, Velux window and a radiator.

Guest Bedroom 8

10' 6" x 11' 3" (3.20m x 3.42m)

Velux window to rear aspect with Lakeland fell views and a radiator.

Ensuite Bedroom 8

7' 8" x 6' 11" (2.33m x 2.11m)

WC, wash hand basin, shower cubicle with electric shower, Velux window and a radiator.



LOWER GROUND FLOOR – OWNERS ACCOMMODATION

Hallway

18' 11" x 2' 10" (5.77m x 0.87m)

Living Room

14' 3" x 13' 9" (4.34m x 4.18m)

Window to rear aspect, feature fireplace with wood effect stove, obscured window into hallway and a radiator.

Kitchen

13' 11" x 13' 4" (4.23m x 4.07m)

Window to front aspect, a range of matching wall and base units, complementary worktop, space for fridge freezer, stainless steel sink and drainer with mixer tap, space for dishwasher, double AGA, space for washing machine and space for dining table.

Bedroom

12' 0" x 7' 0" (3.67m x 2.13m)

Window to front aspect, fitted wardrobe and a radiator.

Bathroom

10' 10" x 3' 11" (3.30m x 1.19m)

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

Rear Porch

3' 8" x 4' 7" (1.13m x 1.39m)

Door to rear and fitted cupboard.





EXTERNALLY

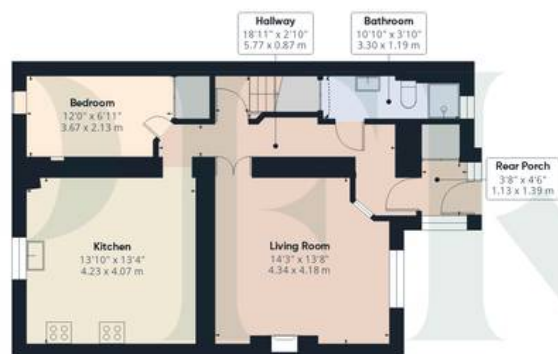
Garden

To the front of the property, opposite St Johns Church, is a lovely slate paved area surrounded by mature planting. At the rear is offroad parking for 6 cars, along with a workshop and two garages which are accessed from Southey Street.

GARAGE

Double Garage





Floor 0



Floor 1



Floor 2



Floor 3



Floor 4

Approximate total area⁽¹⁾

2842 ft²

264.1 m²

Reduced headroom

78 ft²

7.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

ADDITIONAL INFORMATION

Referral & Other Payments

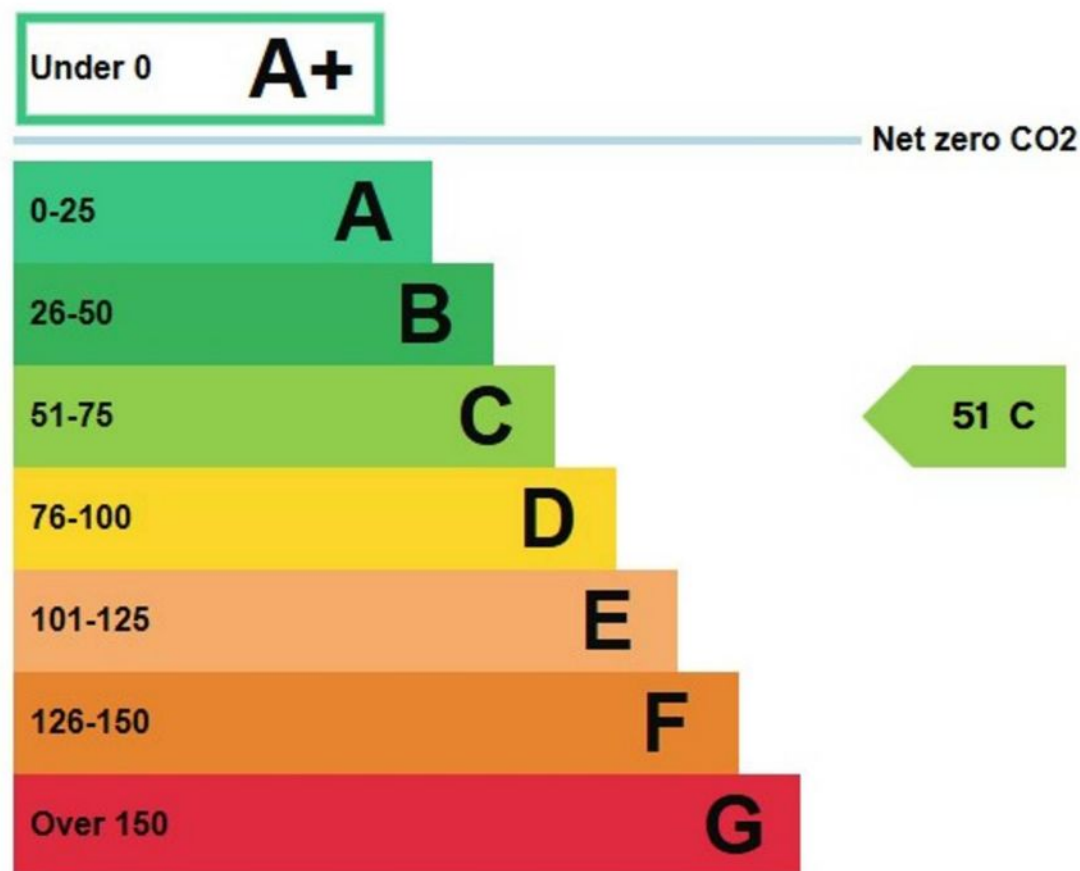
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Services

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.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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