

PFK



71 The Headlands, Keswick – CA12 5EH

Guide Price £495,000

PFK

71 The Headlands

Keswick, Keswick

A beautifully presented and tastefully updated three bedroom semi detached property. Situated in an elevated position, this charming home features a thoughtful layout that maximises space and natural light. The ground floor comprises two inviting reception rooms ideal for entertaining or relaxation, offering versatile living options to suit varying lifestyles. There is a well-appointed kitchen, which seamlessly flows into a delightful sunroom, a practical utility and a WC. Three good sized bedrooms on the first floor along with a newly fitted three piece bathroom suite.

Outside, the property features an enclosed garden to the rear, complete with a charming summerhouse that could double as a home office or creative space. The outdoor area offers a private sanctuary for outdoor dining, gardening, or simply basking in the natural beauty that surrounds the home. Convenience is key with off-road parking available via the paved driveway at the front of the property, along with the added bonus of a garage located at the rear.

- Council tax band C
- Tenure: Freehold
- EPC Energy Efficiency Rating: D





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Keswick, Keswick

Situated within walking distance of Keswick town centre, amongst some spectacular scenery in the heart of the Lake District National Park. Within this bustling market town there is a wide range of amenities and entertainment including the much respected Theatre by the Lake. Access via major A roads provides easy commute to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6). 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 5EH or can otherwise be found using what3words location [///tacky.homeward.instant](https://www.what3words.com/#!/tacky.homeward.instant)

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.



Hallway

2' 11" x 10' 6" (0.89m x 3.21m)

Stairs to first floor and a radiator.

Dining Room

11' 9" x 9' 9" (3.59m x 2.96m)

Window to front aspect and a radiator.

Living Room

10' 1" x 12' 4" (3.08m x 3.75m)

Patio doors to the rear garden, feature fireplace with gas fire, alcove storage cupboard and a radiator.

WC/Utility

5' 10" x 4' 4" (1.79m x 1.32m)

Window to side aspect, WC, wash hand basin, space for tumble dryer and plumbing for washing machine.

Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

Window to side aspect with views of Latrigg, range of matching wall and base units, complementary worktop, tiled splashback, gas hob with extractor over, integrated fridge, oven, eyelevel microwave, integrated dishwasher, composite sink and drainer with mixer tap.

Sunroom

8' 2" x 7' 11" (2.49m x 2.42m)

Patio doors to rear garden, windows to three sides with views of Latrigg and a radiator.

FIRST FLOOR

Landing

2' 10" x 12' 0" (0.87m x 3.66m)

Window to front aspect and a loft hatch.

Bedroom 1

11' 9" x 9' 10" (3.57m x 3.00m)

Window to front aspect with views of Skiddaw, built in wardrobe and a radiator.





Bedroom 2

10' 8" x 12' 6" (3.24m x 3.80m)

Window to rear aspect, built in wardrobes and a radiator.

Bedroom 3

9' 4" x 7' 1" (2.85m x 2.15m)

Window to rear aspect and a radiator.

Bathroom

6' 1" x 5' 9" (1.86m x 1.76m)

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

Garden

To the front is a paved driveway with side access into enclosed rear garden. With lawn, mature planting such as pretty hydrangeas, paved seating area adjoining the house, greenhouse and a summer house tucked away at the bottom of the garden.

Garage

With light, power and up and over door.

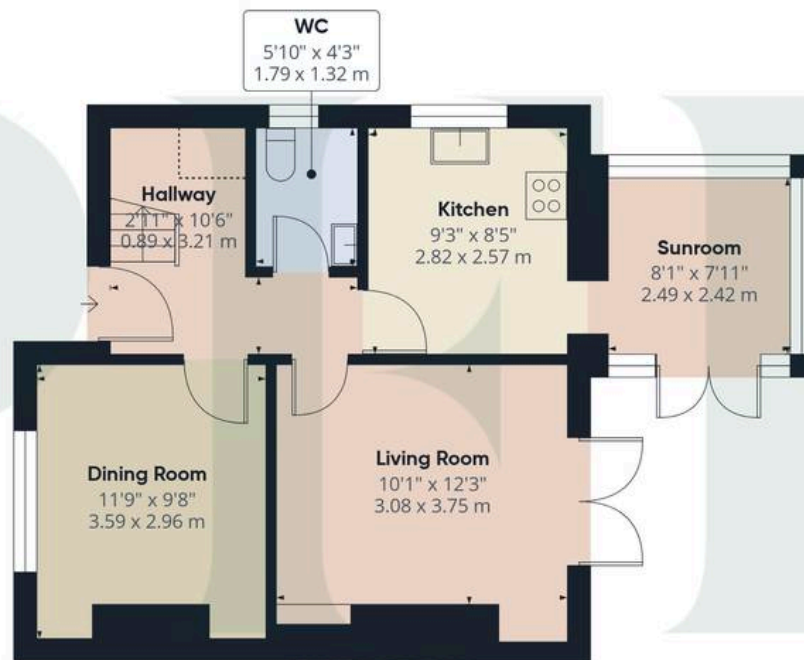
ADDITIONAL INFORMATION

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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

884 ft²

82.1 m²

Reduced headroom

6 ft²

0.5 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



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