



7 The Plosh, Borrowdale Road, Keswick, CA12 5DE

Guide Price £475,000

PFK

7 The Plosh Borrowdale Road

The Property:

This is an elegant and immaculately presented three bedroom house, situated in a sought-after town centre location, offering picturesque Lakeland fell views and modern fittings. With the added advantage off-street parking and a garage to the rear, a distinct feature of this property includes a charming balcony off the kitchen – a perfect spot to enjoy morning coffee or evening sunsets. The property is deceptively spacious from the chocolate box cottage facade, with a generous open plan living/dining room, kitchen/ breakfast room, access down to the rear garage and parking, three bedrooms and a three piece bathroom suite with shower over bath. Useful storage throughout this thoughtfully designed home.

- EPC rating D
- Freehold
- Council tax band: assessed for business rates
- Off street parking and garage
- Lakeland fell views
- Three bedrooms
- Balcony off the kitchen
- Town centre and sought after location





7 The Plosh Borrowdale Road

Location & directions:

Situated within the heart 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 5DE or can otherwise be found using what3words location [///oxidation.update.trades](https://www.what3words.com/oxidation.update.trades)



ACCOMODATION

Living/Dining Room

13' 9" x 16' 7" (4.19m x 5.06m)

Windows to front aspect with feature window seats, feature fireplace with gas stove, fitted cupboard and a good size walk in understairs cupboard.

Inner Hallway

3' 1" x 3' 11" (0.94m x 1.19m)

With stairs to first floor and fitted storage cupboard.

Kitchen

9' 3" x 12' 1" (2.81m x 3.69m)

A range of matching wall and base units, tiled splashback, gas hob with extractor over, Neff oven, stainless steel sink, drainer and mixer tap, integrated fridge and freezer, integrated dishwasher and washing machine, patio doors to balcony seating area, radiator and door with stairs leading down the rear parking and garage.

FIRST FLOOR LANDING

4' 1" x 2' 10" (1.25m x 0.86m)

A split level landing.

Bedroom 1

9' 3" x 8' 0" (2.83m x 2.44m)

Window to rear aspect, two fitted cupboards and a radiator.

Bathroom

7' 5" x 5' 6" (2.25m x 1.67m)

With Velux window, WC, wash hand basin, bath with mains shower over and a heated towel rail.

Bedroom 2

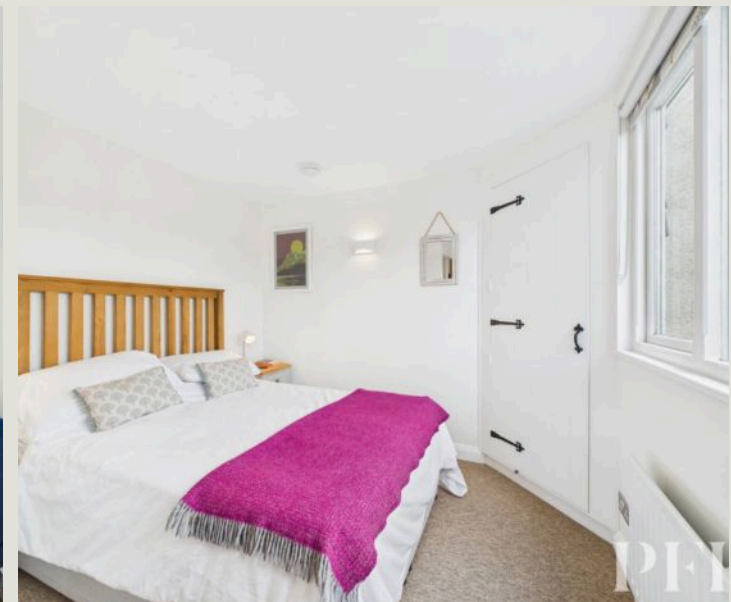
6' 11" x 8' 6" (2.10m x 2.60m)

With window to front aspect and a radiator.

Bedroom 3

13' 4" x 8' 8" (4.06m x 2.63m)

Window to front aspect, fitted double cupboards and a radiator.





EXTERNALLY

Garage

Single Garage

Parking space to the rear and garage with light, power, lock up fitted storage and a water tap.

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 and Other payments

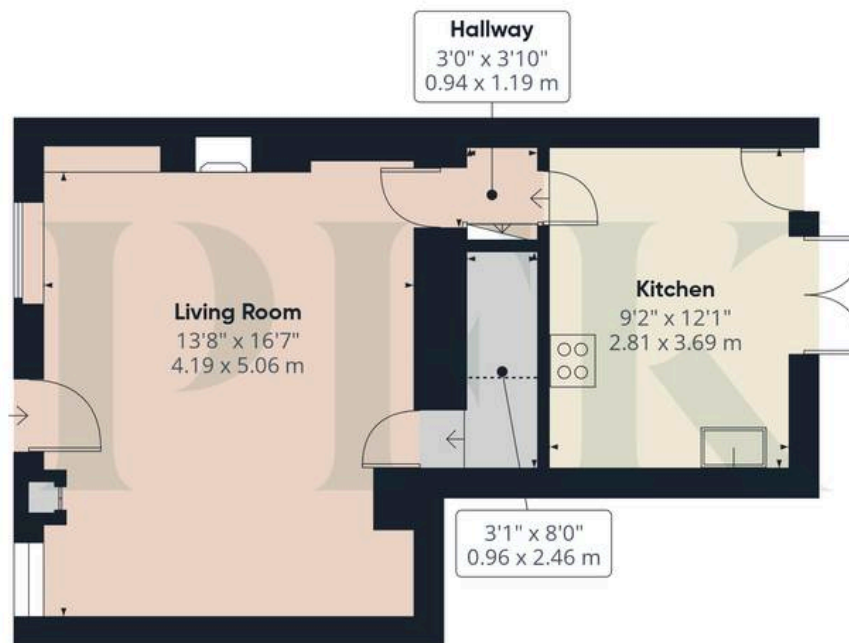
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive 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.



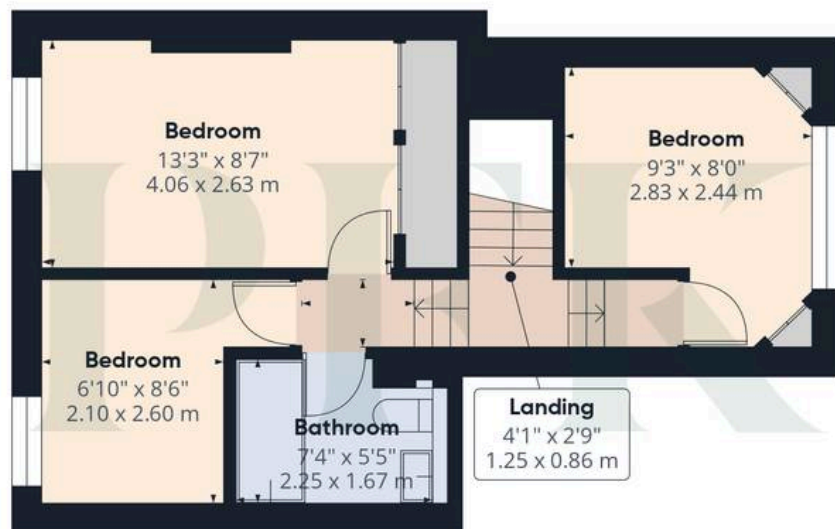




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

934 ft²

86.8 m²

Reduced headroom

15 ft²

1.4 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	64	78

England, Scotland & Wales

EU Directive
2002/91/EC





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