

PFK



Lake View, Bassenthwaite – CA12 4RG

Guide Price £525,000

PFK

Lake View

Bassenthwaite, Keswick

Presenting a charming and deceptively spacious 4-bedroom end-of-terrace house with a view of the picturesque Bassenthwaite Lake and the majestic Lakeland fells. With four generously sized double bedrooms, perfect for a growing family or hosting guests. The property further benefits from a wrap-around garden and a detached garage, adding both convenience and value. Positioned in Council Tax Band E, this residence offers a desirable blend of comfort and practicality. The enchanting view complements the serene surroundings, creating an idyllic setting for a peaceful lifestyle. With its ample living space and charming features, this property presents a unique opportunity to enjoy the beauty of the Lake District National Park.

- EPC rating D
- Council band E
- Four double bedrooms
- Freehold
- View of Bassenthwaite lake and surrounding Lakeland fells
- Wrap around garden and detached garage
- Deceptively spacious

Directions

The property can easily be located using postcode CA12 4RG or can otherwise be found using what3words location [///teardrop.sleepy.prosper](https://www.what3words.com/teardrop.sleepy.prosper)





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.

Services

Mains electricity and water; oil fired central heating; septic tank drainage. Solar panels with storage batteries. Qualifies for Feed In Tariff. 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.

Septic Tank

We understand that the septic tank located at the property does not comply with regulations introduced on 1 January 2020, and any prospective purchasers would be required to install a replacement.

Entrance Porch

3' 9" x 2' 3" (1.15m x 0.68m)

Obscured windows to front and rear.

Living Room

16' 2" x 12' 8" (4.92m x 3.85m)

Bay window to side aspect, window to rear aspect, feature fireplace with wood burning stove and a radiator.

Hallway

5' 10" x 10' 10" (1.78m x 3.31m)

Stairs to first floor and a radiator.

Dining Room

12' 6" x 14' 0" (3.81m x 4.27m)

Bay window to side aspect, window to front aspect, radiator and feature fireplace with open fire.

Office

9' 7" x 11' 2" (2.93m x 3.41m)

Window and door to side aspect, built in shelves and a radiator.

Kitchen

13' 5" x 13' 10" (4.10m x 4.21m)

Window to rear aspect, range of matching wall and base units with complementary worktop, stainless steel sink and drainer with mixer tap, hob with extractor over, double eyelevel oven, space for dishwasher, space for fridge and a radiator.

Pantry

2' 11" x 7' 9" (0.89m x 2.36m)

Fitted with shelving.

Utility Room

11' 6" x 7' 10" (3.51m x 2.38m)

Window and door to side aspect, base units, plumbing for washing machine, shelving and a radiator.

WC

5' 9" x 3' 5" (1.75m x 1.04m)

Window to rear aspect, WC, wash hand basin and a radiator.





FIRST FLOOR

Landing

5' 10" x 10' 1" (1.78m x 3.07m)

Loft hatch fitted extendable ladder. Stained glass roof light and shelving.

Bedroom 1

13' 6" x 8' 6" (4.12m x 2.60m)

Window to rear aspect, built in storage cupboard and a radiator.

Bedroom 2

11' 6" x 12' 8" (3.50m x 3.87m)

Dual aspect windows to side and rear, built in storage cupboard and a radiator.

En-Suite

9' 9" x 4' 11" (2.98m x 1.50m)

Window to rear aspect, WC, wash hand basin, shower cubicle with mains shower, fitted shelving and a radiator.

Bathroom

5' 9" x 8' 9" (1.74m x 2.67m)

Window to side aspect, WC, wash hand basin, bath with mains shower over, loft hatch and a radiator.

Bedroom 3

11' 3" x 14' 0" (3.43m x 4.27m)

Dual aspect windows to front and side and a radiator.

Bedroom 4

9' 6" x 10' 0" (2.90m x 3.06m)

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

Garden

The property sits within ample grounds, made up of an expansive lawn area, paved patio seating area adjoining the rear of the property to enjoy the surround views of Lakeland fells and Bassenthwaite Lake, mature trees, shrub borders, wildlife pond all enclosed with hedging.

GARAGE

Double Garage







Floor 0



Floor 1

Approximate total area⁽¹⁾

1655 ft²

153.9 m²

Reduced headroom

9 ft²

0.9 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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