



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

Guide Price £795,000

PFK

9 St. Johns Terrace Ambleside Road

Keswick, Keswick

An immaculately appointed traditional slate property, dating from 1865 and offering potential purchasers the opportunity to acquire a fully operational business, with forward bookings; including many regular, repeat bookings

- EPC C
- Freehold
- Lakeland Fell views
- Garages and parking
- Council Tax band A
- Traditional building dating from 1865
- 8 Letting rooms
- Separately accessed owners 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 gas 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

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.



En-Suite

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.

En-Suite

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.

En-Suite

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.

En-Suite

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.





En-Suite

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.

En-Suite

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.

En-Suite

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.

En-Suite

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.

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 off road parking for 8 cars, along with a workshop and two garages which is accessed from Southey Street.



GARAGE

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, 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.

Directions

The property can easily be located using postcode CA12 4DP or can otherwise be found using what3words location [///handy.plump.campers](https://www.what3words.com/?q=handy.plump.campers)





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