



27 Calvert Way, Keswick, CA12 4LZ

Guide Price **£425,000**

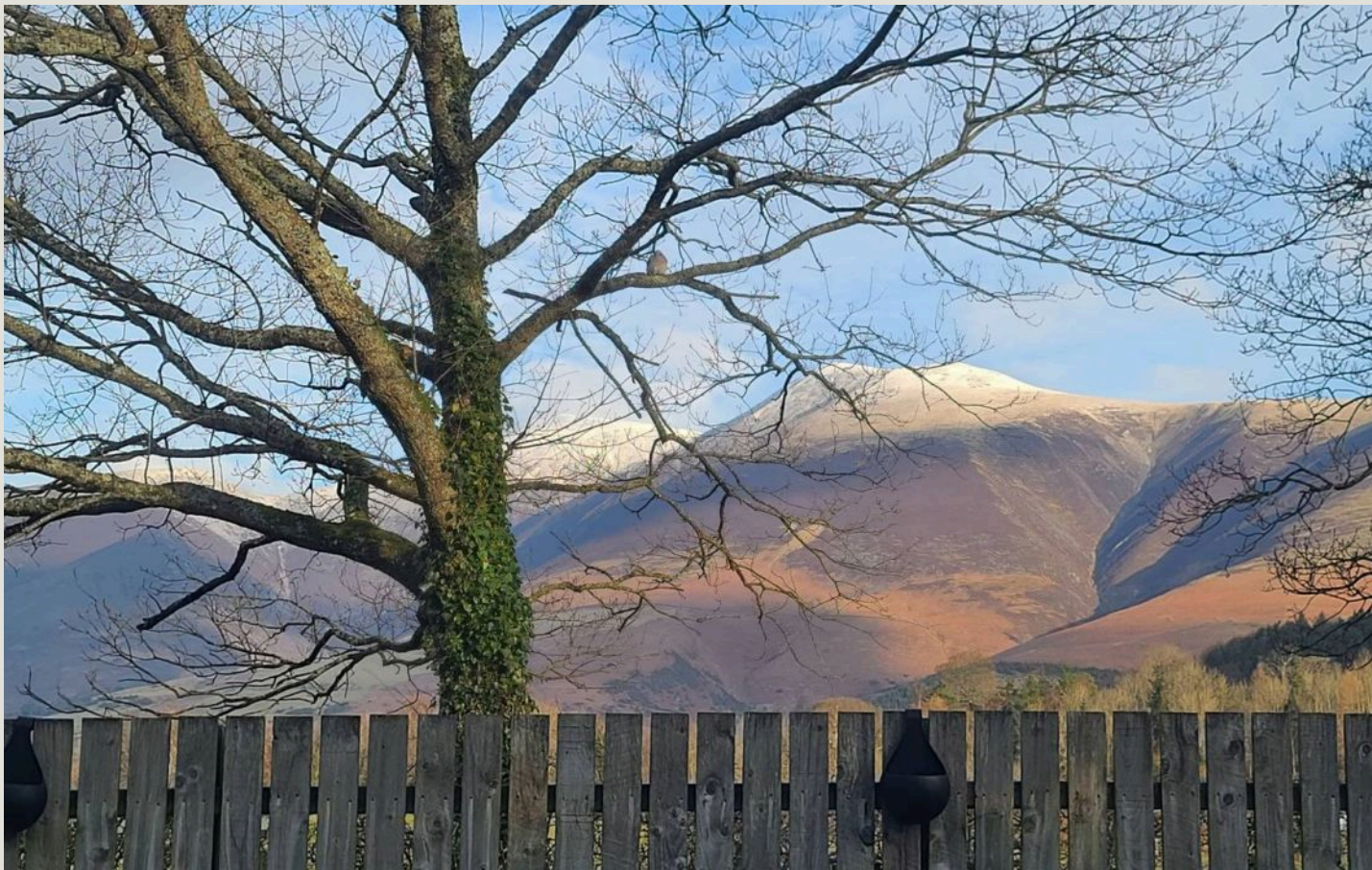
PFK

27 Calvert Way

The Property:

A beautiful home built by Atkinsons in 2017, as a three bed home, but made into a two bed home by the previous owner. An easy conversion back. Modern and light throughout with high specification design and efficiency, set in an elevated position taking full advantage of the Lakeland fell views. Subject to a local occupancy restriction, this is a superb family home, well presented throughout and within a short walk of amenities. A professionally installed (at house build) four solar panel array, linked to a controller in the loft. This reduces utility bills and instils its eco credentials, along with high insulation and premium windows. The property briefly comprises entrance porch, generous living room with feature fireplace, modern fitted kitchen with patio doors out to the rear garden and a cloakroom/WC to the ground floor. To the first floor there are two double bedrooms, one with ensuite shower room and a three piece family bathroom. There is potential to create a third third bedroom, as originally planned by the developer, subject to regulations, which is currently utilised as a walk in wardrobe/dressing room. Externally there is ample offroad parking to the front and a lawned garden to the rear with patio area and a useful good sized wooden storage lean to. All enjoying an open outlook towards Skiddaw. Viewing is highly recommended.





27 Calvert Way

Location & directions:

Close to the town centre in a much sought after area of Keswick in the heart of the Lake District National Park, Calvert Way is ideally located to enjoy many fantastic walks straight from your doorstep and with great access to the town's excellent amenities including shops, pubs, cinema, schools 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 mainline railway station in Penrith (approx. 15 miles).

Directions

The property can easily be located using postcode CA12 4LZ or can otherwise be found using what3words location
[///abandons.fears.ounce](https://www.what3words.com/abandons.fears.ounce)



- EPC rating B
- Council Tax: Band C
- Tenure: Freehold
- Stunning Lakeland fell views
- Local occupancy condition

ACCOMMODATION

Entrance Porch

3' 1" x 5' 0" (0.94m x 1.52m)

Accessed via part glazed door. With fuse box, solar panel information panel. Measured as 1.14m x 1.56m, radiator and part glazed door into the living room.

Living Room

17' 7" x 17' 7" (5.35m x 5.36m)

A bright and spacious front aspect reception room enjoying views towards the Lakeland fells. Stairs to the first floor with understairs storage cupboard including radiator, feature gas fire on a granite hearth with wood mantel, radiator and inset ceiling spotlights.

Cloakroom/WC

3' 2" x 4' 11" (0.97m x 1.50m)

With WC and wash hand basin in vanity unit with mirror and light over, vertical heated chrome towel rail.

Kitchen/Dining Room

13' 2" x 17' 6" (4.01m x 5.34m)

Fitted with a range of modern wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include electric hob with extractor over, separate eye level oven and microwave, dishwasher and fridge freezer, wall mounted central heating boiler and ample space for dining table. Cupboard with shelving and plumbing and space for washing machine, rear aspect window, radiator, inset ceiling spotlights and patio doors out to the rear garden.

FIRST FLOOR LANDING

With loft access hatch, high quality wooden loft ladder installed. Loft is boarded for storage and doors to first floor rooms.



Bedroom 1 - Principal Bedroom

17' 7" x 13' 3" (5.36m x 4.03m)

A light and airy, generous double bedroom with twin rear aspect windows with views towards Skiddaw and open countryside. Two radiators, walk in wardrobe (2.35m x 1.37m) with hanging rail, shelving and radiator.

Ensuite Shower Room

3' 4" x 9' 0" (1.02m x 2.75m)

Fitted with three piece suite comprising shower cubicle with mains shower, WC and wash hand basin in vanity unit with tiled splashback and mirror with light over, shaver socket and vertical heated chrome towel rail.

Bedroom 2

11' 3" x 9' 1" (3.44m x 2.78m)

Front aspect double bedroom with radiator. Atkinsons built the house as a three bed, but the previous owner wanted it to be a large two bed.

Bathroom

6' 5" x 8' 1" (1.95m x 2.46m)

Fitted with a three piece suite comprising bath with mains shower over, WC and pedestal wash hand basin with light, mirror and shaver socket over. Additional storage/airing cupboard of 1.6m x 0.54m with its own radiator. Part panelled walls, vertical heated chrome towel rail and obscured front aspect window.





EXTERNALLY

Garden

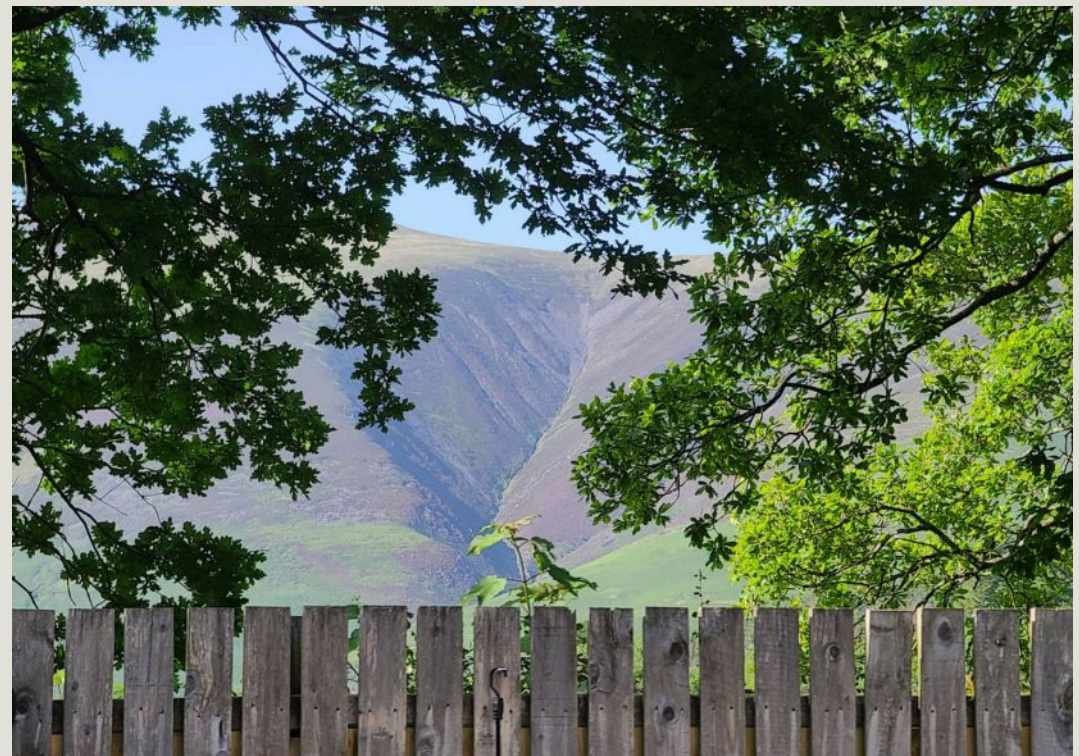
To the front, there is a paved driveway providing offroad parking with gated access leading to the rear. The enclosed rear garden is mainly laid to lawn, useful wooden lean-to storage and a patio seating area which enjoys views towards Skiddaw.

DRIVEWAY

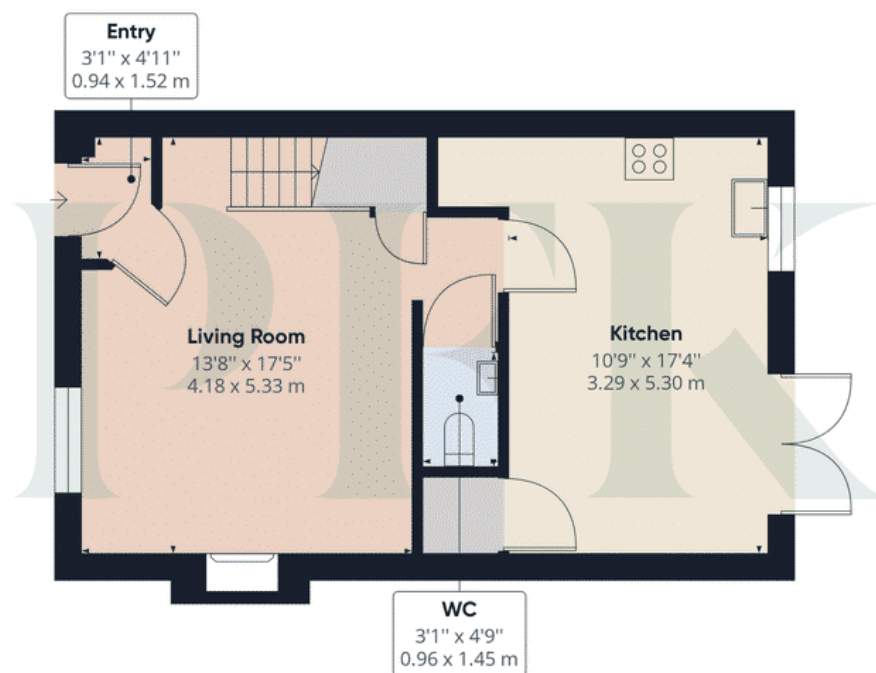
2 Parking Spaces

Ample parking to the front of the property.

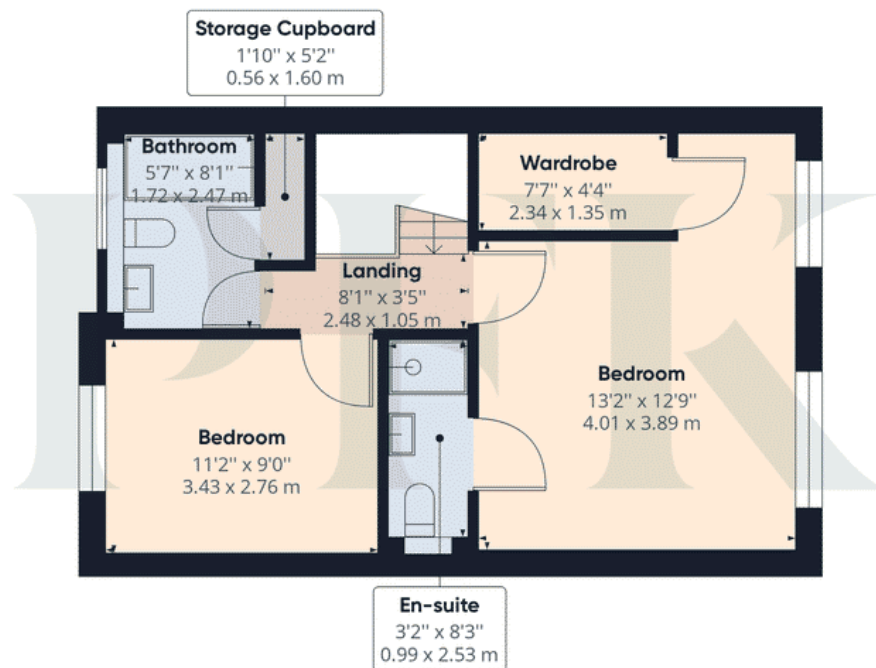




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Floor 0



Floor 1

Approximate total area⁽¹⁾

938.54 ft²

87.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ADDITIONAL INFORMATION

Local Occupancy Clause

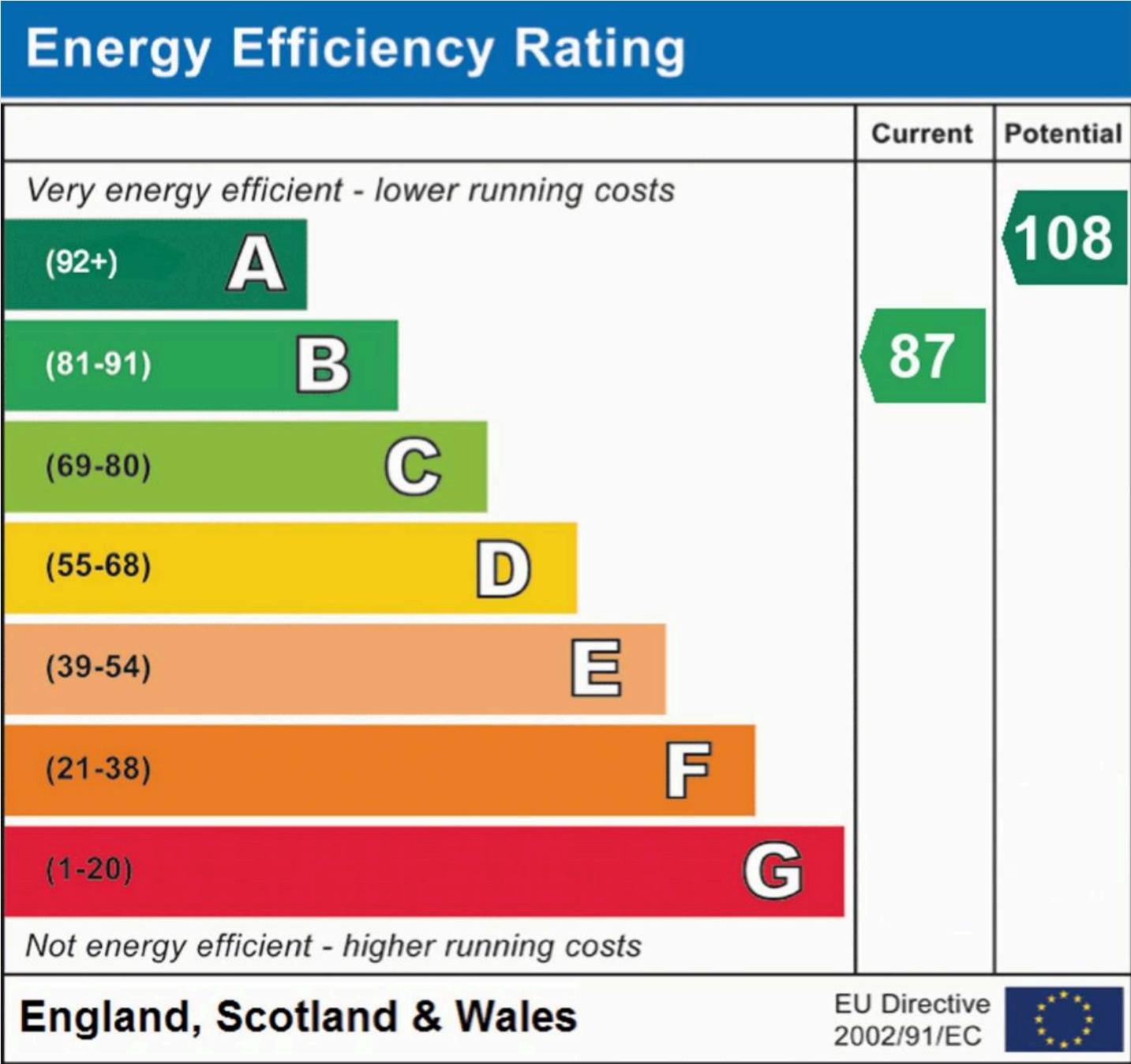
The restriction requires a purchaser to have had either worked in the locality defined for a minimum of 9 months or had their principle home within the locality for a minimum of three years. The locality includes Above Derwent, Bassenthwaite, Borrowdale, Buttermere, Caldbeck, Embleton, Keswick, Lorton, St Johns, Threlkeld, Underskiddaw, Wythopand those parts of the Parishes of Blindcrake, Ireby, Uldale and Lowestwater which lie within the administrative area of the Lake District National Park.

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.





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