



Newlands High Hill, Keswick, CA12 5PB

Guide Price **£475,000**

PFK

Newlands High Hill

The Property:

A wonderfully positioned detached property, on a larger than average plot, with beautiful front and rear views of the surrounding Lakeland Fells and lake. In particular, Newlands valley and Coledale to the front and Skiddaw range to the rear. Previous outline planning permission was made, but now lapsed for a single dwelling at the rear of the plot (7/1991/2050). Newlands has been partly modernised with an updated kitchen and bathroom, having a good sized entrance hallway, dual aspect sitting room, dining room with access to the rear, kitchen with side access, three double bedrooms and a large, modern family bathroom. All within short walking distance to the town centre.

- Tenure: Freehold
- Council Tax: Band F
- **EPC rating D**
- Large plot
- Panoramic views both front and rear
- Detached with three bedrooms





Newlands High Hill

Location & directions:

Conveniently situated on the Western end of the town centre, a short walk from the centre and Keswick secondary school. Keswick caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, restaurants and tea rooms, banks, a good selection of sports/leisure facilities and of course, the renowned Theatre By The Lake. For those wishing to commute, the A66 provides excellent access to west Cumbria as well as the M6 (junction 40) and there is a main line railway station in Penrith (approx. 15 miles).

Directions

The property can easily be located using postcode CA12 5PB or can otherwise be found using what3words location [///reception.tuck.promising](https://www.what3words.com/reception.tuck.promising)



ACCOMMODATION

Entrance Hallway

11' 9" x 6' 10" (3.58m x 2.09m)

Windows to front aspect, stairs to first floor, radiator and understairs cupboard.

Living Room

13' 3" x 12' 8" (4.04m x 3.87m)

Bay window to front aspect, feature fireplace with gas fire, fitted shelving and window to side aspect.

Living/Dining Room

22' 0" x 13' 11" (6.71m x 4.24m)

Bay window to front aspect, feature fireplace with gas fire and patio door to the rear.

Kitchen

8' 5" x 20' 4" (2.56m x 6.19m)

Window to rear aspect, range of matching wall and base units, complementary worktop, gas hob with extractor over, two ovens, space for fridge freezer, integrated washing machine, stainless steel sink with mixer tap and door to side aspect.

FIRST FLOOR

Landing

20' 9" x 6' 10" (6.32m x 2.09m)

Dual aspect windows to front and rear, loft hatch and a radiator. The loft is fully boarded out with electric light & power and there is potential for installing a new solar power system.

Bedroom 1

14' 1" x 11' 6" (4.29m x 3.51m)

Bay window to front aspect, built in wardrobe, window to side aspect and a radiator.



Bedroom 2

14' 0" x 13' 11" (4.26m x 4.24m)

Bay window to front aspect, window to side aspect and a radiator.

Bedroom 3

8' 5" x 14' 1" (2.57m x 4.29m)

Window to side aspect and a radiator.

Bathroom

7' 10" x 12' 10" (2.38m x 3.91m)

Obscured window to side aspect, bath with shower attachment over, WC, bidet, shower cubicle with mains shower, wash hand basin, heated towel rail and built in storage cupboard.

EXTERNALLY

Garden

To the front is flat open area with mature hedging, interspersed with bushes. Both sides of the property allow access to the rear garden. Adjoining the house is a terraced patio seating area, expansive lawn, mature trees and shrubs. Now lapsed, but there was outline planning permission for a single dwelling, reference number (7/1991/2050).

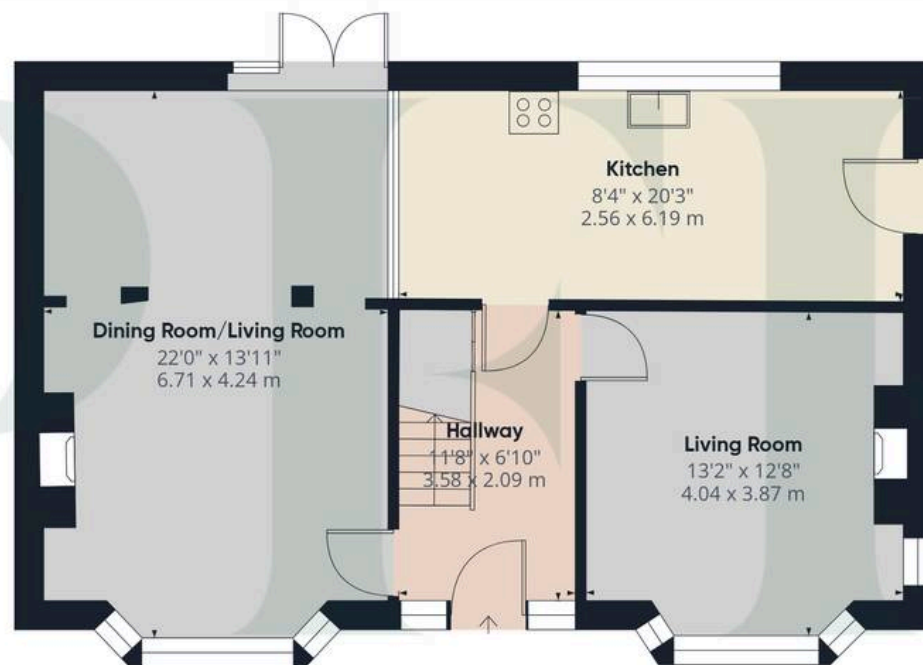
Driveway

1 Parking Space

Shared driveway with neighbouring property. Previously a garage was erected at the end of driveway and a hard standing still remains.







Floor 0

Approximate total area⁽¹⁾

1387 ft²

128.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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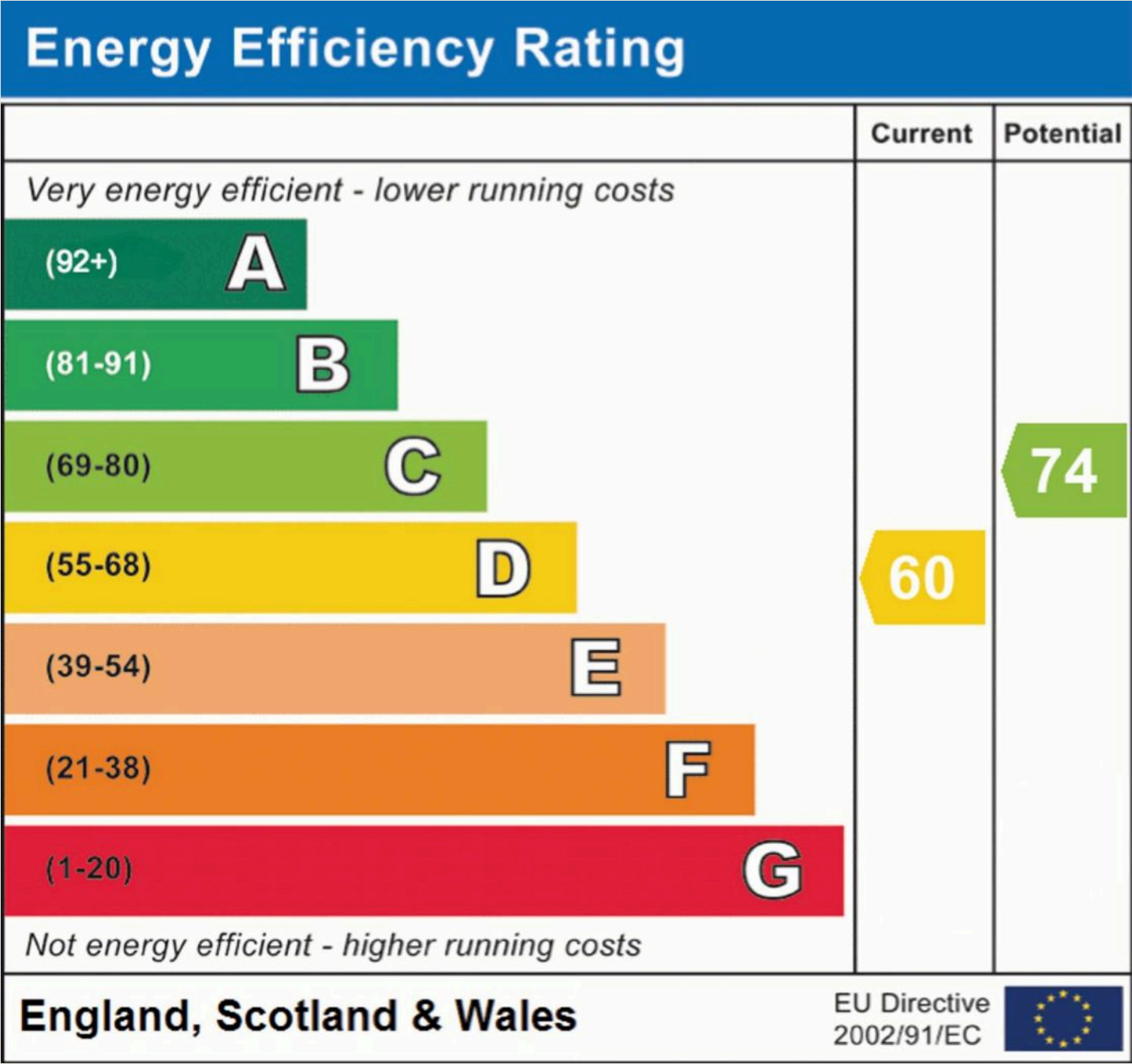
ADDITIONAL INFORMATION

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.





PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/

PFK

