



Red House Lodge, Underskiddaw, Keswick CA12 4PY

Guide Price £575,000

PFK

Red House Lodge

The Property:

A lovely traditional property dating from 1850, yet beautifully modernised and well presented throughout. Having the benefit of a large garden, garage/store rooms and driveway with wonderful panoramic breathtaking views both front and rear, in particular towards the Skiddaw range. An unrestricted property, having an open-plan living/dining area with feature woodburning stove, modern kitchen with fitted appliances, three double bedrooms, one with ensuite, dual aspect three piece family bathroom and an inner hallway with alternative side access.

- Three double bedrooms
- Tenure: Freehold
- Council Tax: Band E
- EPC rating D
- Wonderful Lakeland Fell views
- Plans for extension available
- Large garden and parking





Red House Lodge

Location & directions:

Situated approx three miles from Keswick town centre and sitting at the foot of Skiddaw with breathtaking views towards lake Derwentwater, the northern fells and towards Borrowdale. Keswick is a bustling market town with a good range of amenities including a variety of shops, hotels, restaurants and other tourist related businesses and facilities, good schools (both primary and secondary), together with the renowned Theatre by the Lake. Only a short distance from the A66 to Cockermouth and Penrith and the A591 towards Carlisle. 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 4PY or can otherwise be found using what3words location
 ///scars.regard.protester



ACCOMMODATION

Living/Dining Room

13' 9" x 26' 2" (4.20m x 7.98m)

Triple aspect windows, feature fireplace with wood burning stove, alcove shelving. space for large dining table and two radiators.

Inner Hallway

16' 4" x 3' 2" (4.98m x 0.96m)

Radiator.

Kitchen

11' 4" x 10' 6" (3.45m x 3.20m)

Window to side aspect, range of matching wall and base units, complementary worktop, electric hob with extractor over, oven, integrated fridge freezer, integrated dishwasher, stainless steel sink and drainer with mixer tap and a radiator.

Bedroom 2

10' 2" x 10' 3" (3.10m x 3.13m)

Window to side aspect and a radiator.

Inner Hallway

4' 5" x 23' 10" (1.35m x 7.27m)

Door and window to rear, built in storage cupboard, Velux window and a radiator.

Bedroom 1

Dual aspect windows to side and rear, dressing table area and a radiator.

Ensuite

7' 7" x 5' 4" (2.30m x 1.63m)

WC, wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.





Bathroom

5' 6" x 8' 3" (1.67m x 2.51m)

Obscured windows to front and side, WC, wash hand basin, heated towel rail, bath with shower attachment and mains shower over.

Bedroom 3

11' 1" x 10' 8" (3.38m x 3.25m)

Window to rear aspect and a radiator.

EXTERNALLY

Garden

Paved seating area adjoining the house to make the most of the surrounding breathtaking views. Expansive lawned area and all enclosed with mature hedging.

GARAGE

Single Garage

Pebbled driveway that leads to a detached garage, but currently used for storage.







Floor 0 Building 1

Approximate total area⁽¹⁾

1299 ft²

120.7 m²



Floor 0 Building 2

(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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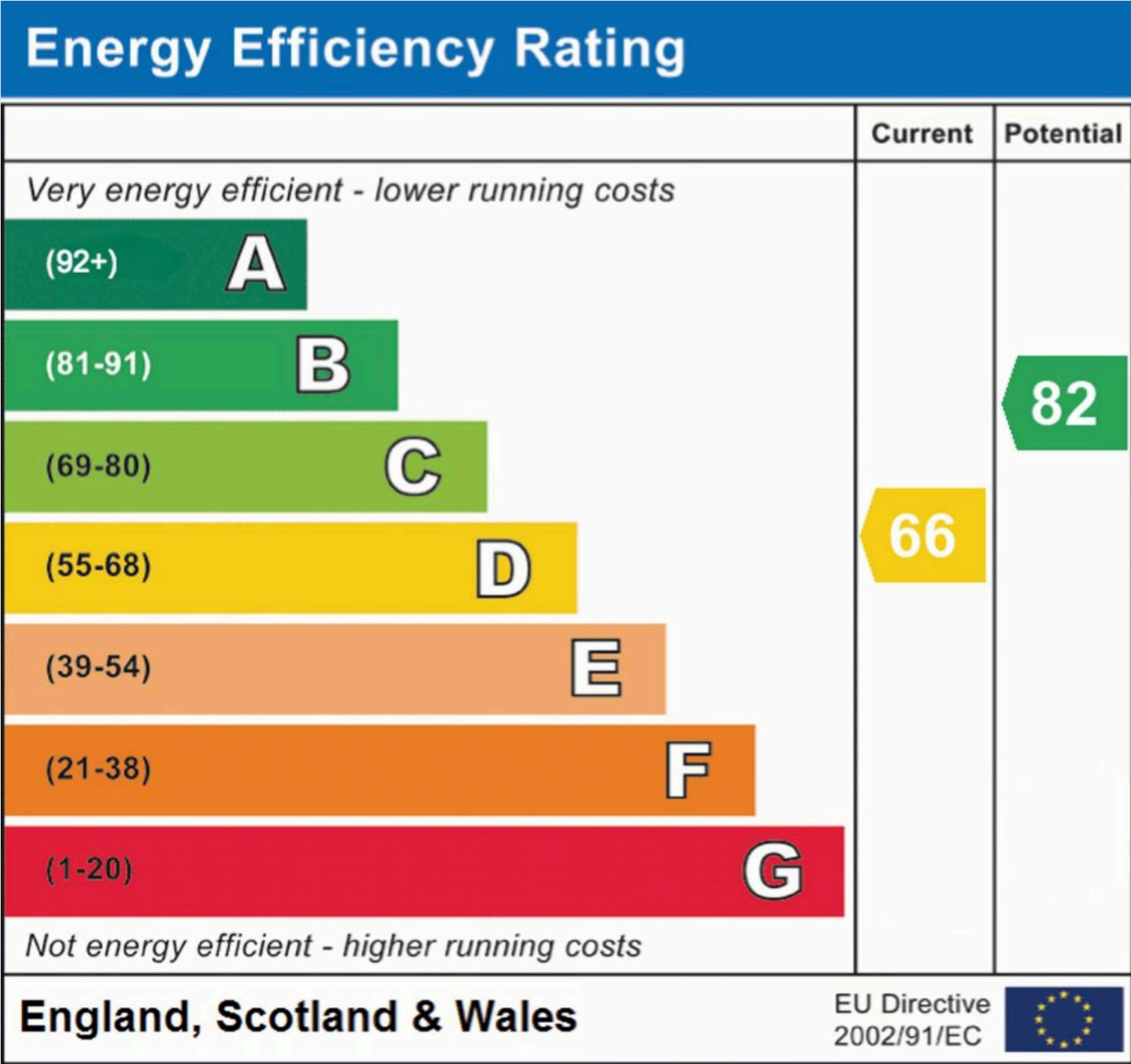
ADDITIONAL INFORMATION

Services

Mains electricity, oil fired central heating and private water treatment plant linked to mains drainage; 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 & 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 :
Naphthens 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.





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