



45 Station Road, Keswick, CA12 4NB

Guide Price £795,000

PFK

45 Station Road

The Property:

A handsome imposing Victorian mid terrace property in lovely condition throughout and enjoying Lakeland fell views and views of Fitz park. This property situated in the heart of the town centre and with the advantage of private parking to the rear. The generous and versatile accommodation is arranged over four floors. At ground level is an entrance porch, hallway and a beautiful modernised kitchen/dining area with bay window to the front aspect and a guest bedroom. On the lower ground floor is a utility room, shower room, large and practical boot room/rear hallway perfect for all outdoor aspects, workshop/office with separate external access back up to the front of the property. On the first floor is a newly fitted bathroom, bedroom and extensive sitting room. On the second floor are three bedrooms and a three piece shower room. Expertly and sympathetically renovated, this superb home blends modern comforts with classic period charm, offering stylish and convenient living in an exceptional central location.





45 Station Road

Location & directions:

Situated in the Keswick town centre, amongst some spectacular scenery in the heart of the Lake District National Park. Within this bustling market town there is a wide range of amenities and entertainment including the much respected Theatre by the Lake. Access via major A roads provides easy commute to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6). For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

Directions

The property can easily be located using postcode CA12 4NB or can otherwise be found using what3words location [///plants.enrolling.trifle](https://www.what3words.com/en/48G8-48G8-48G8)



- **Freehold**
- **Council Tax band E**
- **EPC rating D**
- **Five bedrooms period property**
- **Private parking to rear for 3 cars**
- **Lakeland fell and park views**
- **Well proportioned accomodation**
- **Flexible layout**

ACCOMMODATION

Entrance Vestibule

4' 5" x 4' 8" (1.35m x 1.42m)

Hallway

12' 2" x 4' 8" (3.72m x 1.41m)

Stairs to first floor and a radiator.

Kitchen/Dining Room

32' 7" x 12' 8" (9.93m x 3.85m)

Bay window to front aspect, range of matching wall and base units, granite worktop, Rangemaster cooker with extractor over, space for fridge freezer, inset sink with stainless steel mixer tap, integrated dishwasher, island with seating, breakfast bar, electric fire, feature alcove shelving, window to rear aspect, space for dining table and a radiator.

Inner Hallway

2' 8" x 3' 11" (0.82m x 1.20m)

Stairs to lower ground floor.

Bedroom 1

11' 0" x 9' 11" (3.35m x 3.01m)

Window to rear aspect and a radiator.

LOWER GROUND FLOOR

Hallway

10' 11" x 4' 1" (3.32m x 1.24m)

Large understairs cupboard and a radiator.

Utility Room

11' 2" x 6' 6" (3.40m x 1.97m)

Window to rear aspect, wall mounted boiler, space for tumble dryer, plumbing for washing machine, worktop with under counter cupboard, stainless steel sink with mixer tap and a radiator. Incorporating a shower cubicle with mains shower and a WC.



Boot Room/Rear Hallway

13' 7" x 7' 11" (4.14m x 2.42m)

Door to rear aspect, range of matching wall and base units, complementary worktop and alcove storage cupboards. Lots of hanging space and heater under base units.

Office/ Workshop

13' 6" x 11' 9" (4.11m x 3.58m)

Door to front aspect and a radiator.

Pantry/ Storage Cupboard

14' 4" x 4' 5" (4.37m x 1.34m)

Light, power and ample shelving.

FIRST FLOOR**Half Landing**

3' 2" x 6' 9" (0.96m x 2.06m)

Storage cupboard.

Bathroom

6' 2" x 9' 5" (1.88m x 2.86m)

Window to rear aspect, WC, wash hand basin set in vanity unit, mirrored wall cupboard, bath with mains shower over and folding shower screen, inset shelf, heated towel rail and a radiator.

Landing

7' 7" x 6' 9" (2.30m x 2.06m)

Stairs to second floor and a radiator.

Bedroom 2

13' 10" x 10' 6" (4.21m x 3.21m)

Window to rear aspect, feature cast iron fireplace and a radiator.

Living Room

13' 10" x 16' 8" (4.21m x 5.07m)

Large bay window to front aspect, feature cast iron fireplace, window to front aspect and two radiators.



SECOND FLOOR

Half Landing

Window to rear aspect with views towards the Lakeland fells.

Landing

4' 4" x 6' 8" (1.31m x 2.04m)

Loft hatch with pull down steps, fully boarded with full headroom, power, lighting and a radiator.

Bedroom 3

13' 8" x 9' 5" (4.17m x 2.87m)

Window to front aspect and a radiator.

Bedroom 4

7' 1" x 10' 6" (2.15m x 3.19m)

Window to rear aspect with views towards the Lakeland fells and a radiator.

Bathroom

5' 4" x 6' 6" (1.62m x 1.98m)

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

Bedroom 5

14' 2" x 6' 9" (4.32m x 2.07m)

Window to front aspect and a radiator.





EXTERNALLY

Garden

To the front a lovely mature cottage garden with stone pathway up to the property.

OFF STREET

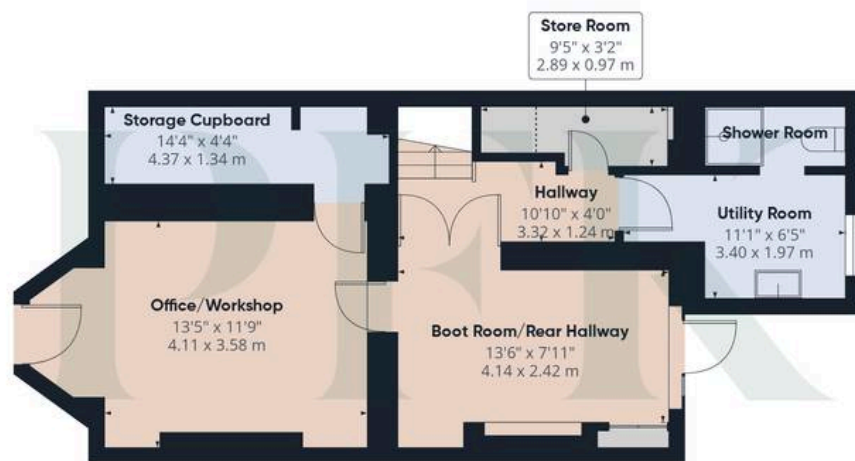
2 Parking Spaces

To the rear is a pleasant paved seating area and two parking spaces with the potential for 3 and a shed.

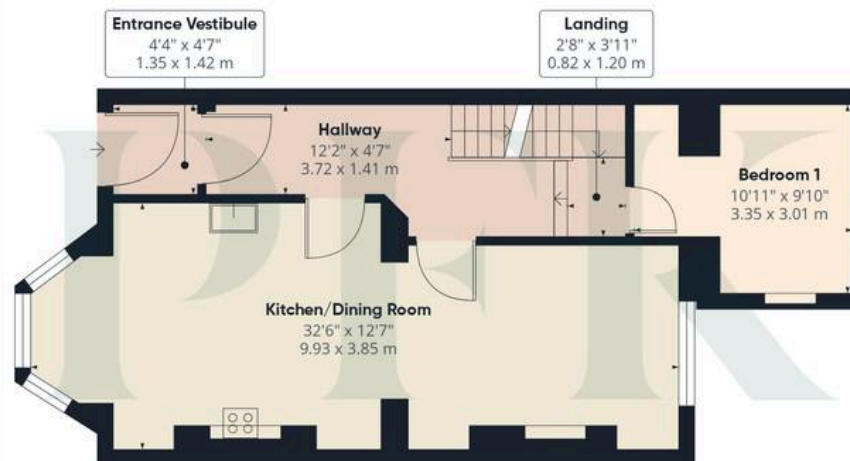




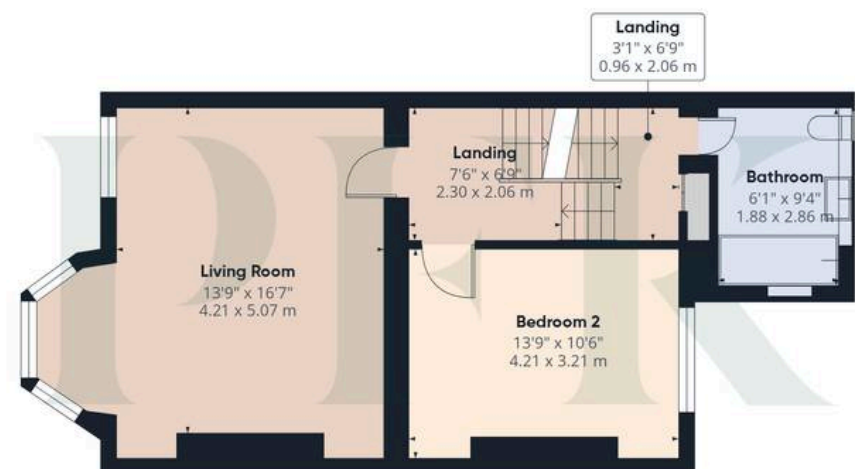




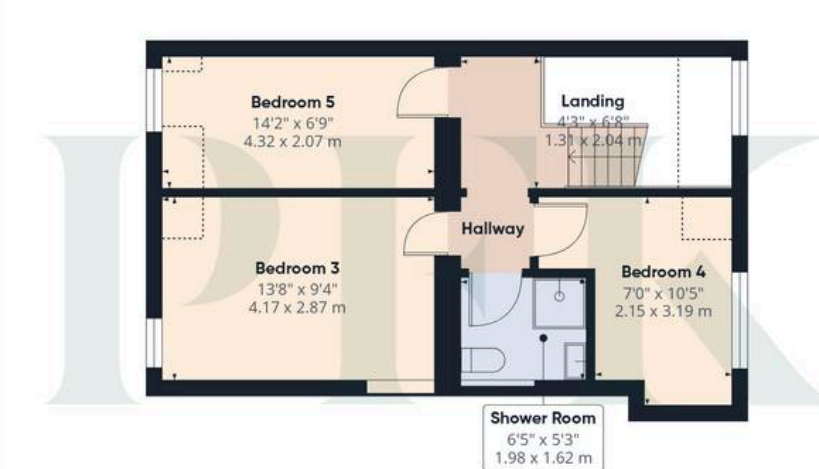
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2012 ft²
187 m²

Reduced headroom

23 ft²
2.1 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

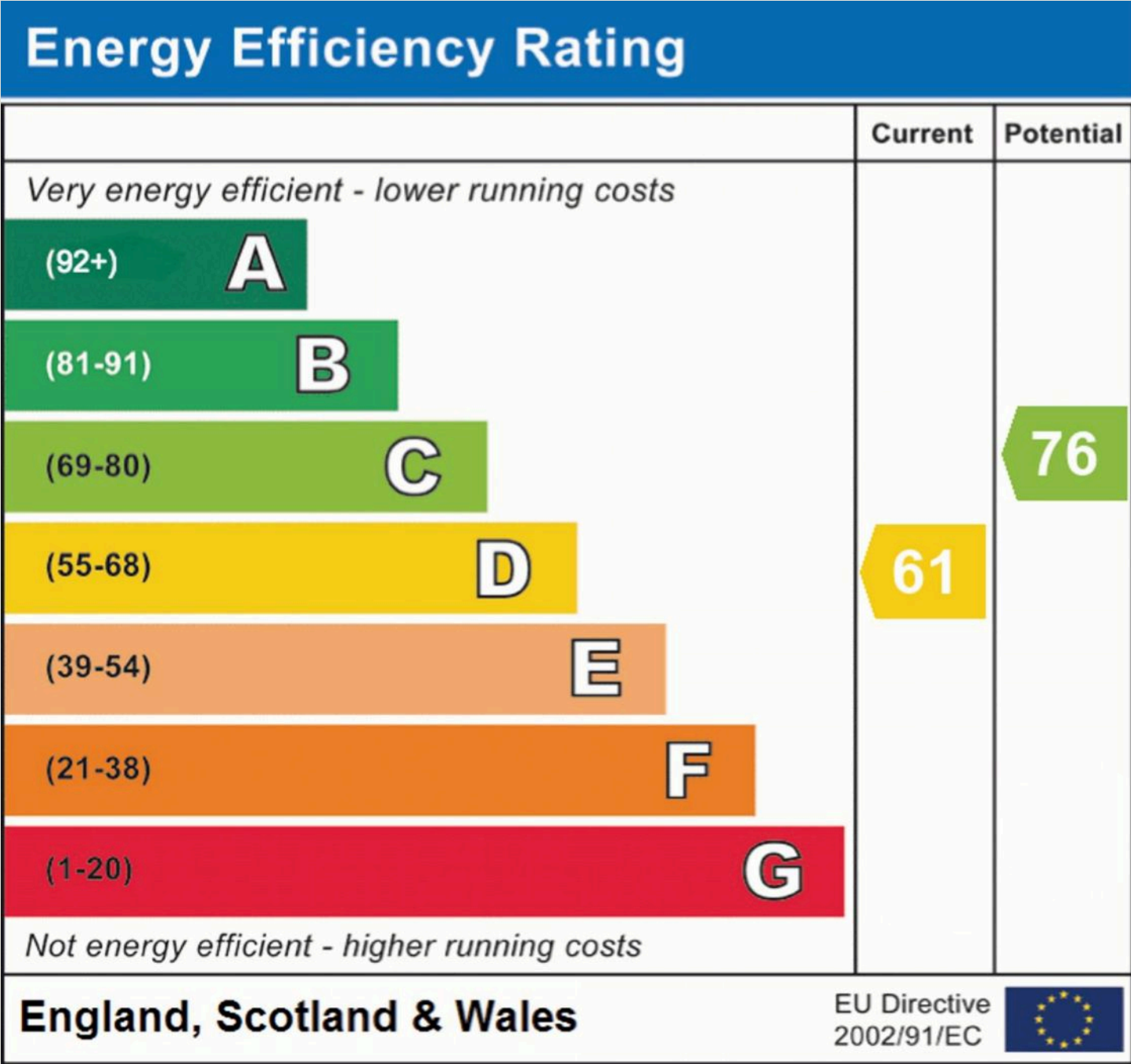
ADDITIONAL INFORMATION

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

