

PFK



The Courtyard, Sunset Hill – CA12 4RN

Guide Price £595,000

PFK



# The Courtyard

Sunset Hill, Keswick

This beautifully presented four-bedroom semi-detached property offers spacious and versatile accommodation with vaulted ceilings and exposed beams. Upon entering, you are welcomed into the heart of the home into a bright open plan kitchen area, which opens out into the dining and living area, with patio doors into the garden giving plenty of natural light. The property boasts four well-proportioned bedrooms, one of which is currently used as a home office. A lovely local occupancy home that combines comfort, practicality, and style in equal measure. Tucked away, yet with easy access to local amenities, schools, and transport links, this property is perfectly positioned for convenient living. Whether you are upsizing, downsizing, or simply looking for a beautifully maintained home, this property is sure to impress with its generous accommodation additional separate and thoughtfully designed workshop. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

- Freehold
- Council Tax Band E
- EPC D
- Local occupancy restriction
- Views of Blencathra
- Beautiful barn conversion
- Four bedrooms
- Separate workshop







## The Courtyard

### Sunset Hill, Keswick

Location a short drive from Keswick town centre enjoying an elevated site, in an enviable position with stunning views of surrounding lakes and fells. Keswick has a wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

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- Local occupancy restriction
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#### Local occupancy Restriction

This home is subject to a local occupancy restriction, which means it must be occupied by individuals who meet specific criteria. The restriction requires a person to either be employed, about to be employed or last employed in the locality or a person who has for the the period of three years immediately proceeding their occupation had their principle residence in the locality. The 'locality' shall mean the administrative County of Cumbria.



## ACCOMMODATION

### Entrance into Kitchen

12' 0" x 14' 8" (3.66m x 4.46m)

Vaulted ceiling, windows to side aspect and velux windows, oak flooring, a range of matching wall and base units, tiled splashback, complementary work surfacing, integrated dishwasher, space for a fridge freezer, Aga range oven with induction hob, ceramic deep set sink with stainless steel mixer tap and a radiator.

### Dining area

Oak flooring, window to side aspect, velux windows and a radiator.

### Living room

16' 6" x 25' 6" (5.02m x 7.76m)

Vaulted ceiling, exposed beams, velux windows, patio doors into the courtyard garden, feature fireplace with wood burning stove on a stone hearth.

### Inner Hallway

Window to front aspect, fitted storage cupboard, radiator and stairs to first floor.

### Bedroom 4

13' 1" x 14' 3" (3.98m x 4.35m)

Window to front aspect, exposed beams and velux windows looking out towards Blencathra.

### Utility

8' 9" x 5' 7" (2.66m x 1.70m)

Under stair storage, matching base units with complementary work surfacing, tiled splashback, space for a washing machine and space for a dryer.

### Bathroom

8' 9" x 9' 2" (2.67m x 2.79m)

Vaulted ceiling, velux windows, exposed beam, shower cubicle with mains shower, bath, WC, wash hand basin, under floor heating and a heated towel rail.

### Inner Hallway

Window to side aspect with views towards Blencathra, velux window and a radiator.





### Inner Hallway

Window to side aspect with views towards Blencathra, velux window and a radiator.

### Bedroom 1/Office

12' 8" x 8' 9" (3.85m x 2.67m)

Windows to front aspect overlooking courtyard garden, exposed beams, fitted wardrobe and a radiator.

### Bedroom 2

13' 7" x 8' 8" (4.13m x 2.65m)

Vaulted ceiling, window to front aspect overlooking the courtyard garden, fitted wardrobe and a radiator.

### Bedroom 3

12' 6" x 12' 1" (3.81m x 3.68m)

Vaulted ceiling, door and window to front aspect, fitted wardrobes and a radiator.

### En-suite

5' 9" x 8' 9" (1.74m x 2.66m)

Vaulted ceiling, obscured window to front aspect, shower cubicle with mains shower, wash hand basin, WC, heated towel rail and under floor heating .

### WORKSHOP

### Open living/bedroom/kitchen area

7' 6" x 23' 11" (2.29m x 7.29m)

Windows to front aspect, window to side, feature fireplace with wood burning stove with stone hearth. Kitchenette with stainless steel sink and mixer tap, two ring hob and fitted shelving. Door and window to rear aspect and a fitted storage cupboard.

### Shower Room

3' 8" x 14' 6" (1.13m x 4.43m)

Window to front aspect, shower cubicle with mains shower, WC and a wash hand basin.

### Garden

Laid with slate chippings for parking area and pathways. Lawn with raised borders, wooden storage sheds and a paved seating area alongside the patio doors into the living room area.







## ADDITIONAL INFORMATION

### Services

Mains electricity and water & shared septic tank drainage; oil fired 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

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Directions

The property can easily be located using postcode CA12 4RN or can otherwise be found using what3words location [///onlookers.wasp.include](https://onlookers.wasp.include)

### 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.







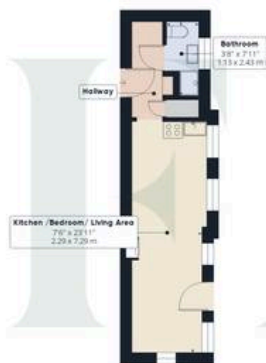




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

## Approximate total area<sup>(1)</sup>

1844 ft<sup>2</sup>

171.1 m<sup>2</sup>

## Reduced headroom

40 ft<sup>2</sup>

3.7 m<sup>2</sup>

(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





## PFK Estate Agency Keswick

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