



1 The Seams, Keswick, CA12 5AJ

Guide Price **£225,000**

PFK

1 The Seams

The Property:

A beautifully appointed and characterful Lakeland cottage in the heart of Keswick town centre. Sympathetically modernised for comfortable living, the cottage has an open plan living area and lovely modern fitted kitchen, with access to the shared rear courtyard garden. On the first floor is a light and bright landing, bathroom, and a good sized double bedroom at the front of the property with pleasant views of Catbells. This conveniently located and easily maintained property is ideal for those seeking a tranquil retreat, while enjoying contemporary living in a highly convenient, popular town centre location.

- Heart of Keswick town centre
- Council Tax: Assessed for business rates
- Tenure: Freehold
- Open-plan living area
- EPC rating D
- Fixtures and fittings by separate negotiation





1 The Seams

Location & directions:

Situated in Keswick town centre in the heart of the Lake District National Park. Within the town there are a wide range of amenities including the renowned Theatre by the Lake, library, swimming pool, post office, supermarkets, churches and schools. Access via major A-roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

Directions

From our office continue along Station Street bending around left onto St Johns Street. Just before reaching the cinema, turn right onto Derwent Street. The property is a short distance on the left hand side slightly up the hill on The Seams.



ACCOMMODATION

Open-Plan Living Area

16' 5" x 12' 2" (5.00m x 3.71m) (overall measurements)

Window to front aspect with original wooden shutters, feature fireplace with woodburning stove, fitted cupboard, radiator, stairs to first floor and travertine limestone tiled flooring throughout.

Kitchen: A range of matching wall and base units, complementary granite worktops, stainless steel sink and drainer with mixer tap, integrated refrigerator, space for a washing machine, oven with induction hob and extractor over, slimline dishwasher and breakfast bar. Door to rear enclosed shared courtyard garden.

FIRST FLOOR LANDING

Window to rear aspect and loft access.

Bathroom

6' 3" x 5' 9" (1.91m x 1.76m)

Obscured window to rear aspect, WC, bath with mains shower over, wash hand basin, heated towel rail and fully tiled walls.

Bedroom

9' 11" x 11' 3" (3.01m x 3.42m)

Window to front aspect, exposed brick chimney breast with cast iron feature fireplace and a radiator.

EXTERNALLY

Communal Garden

Shared private rear courtyard garden with four other neighbouring properties.





ADDITIONAL INFORMATION

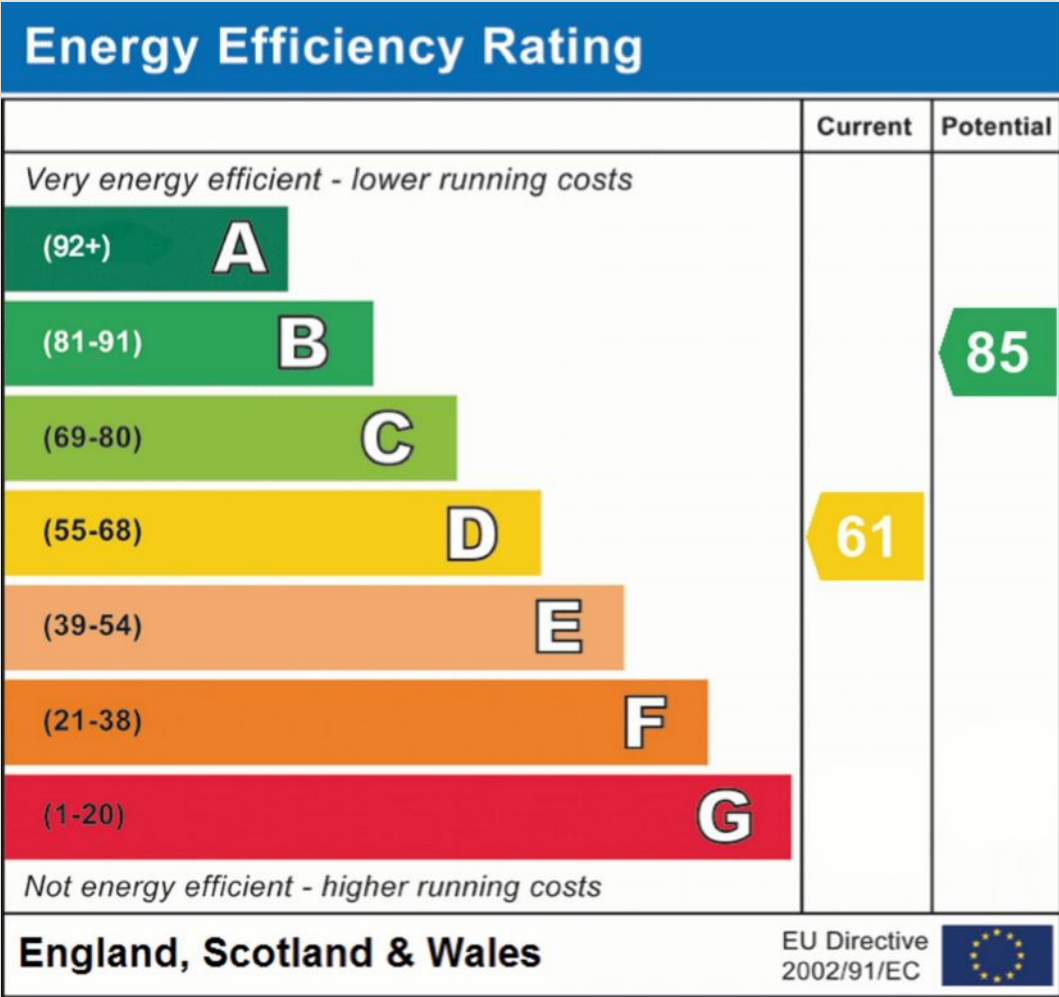
Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: 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 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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