



How Close, Portinscale, Keswick, CA12 5RW

Guide Price £460,000

PFK



# How Close

## The Property:

Situated on a quiet, secluded private estate on the edge of Portinscale with stunning views of the Skiddaw range. The accommodation briefly comprises spacious entrance hallway, sitting room with arch to dining room and newly fitted kitchen to the ground floor with side access to the rear garden. There are three bedrooms and a bathroom to the first floor, this partly renovated home leaves great potential for extending over the garage, the side or loft as well as internal alterations and improvements, subject to the necessary planning consent. There is garden to front and rear with access to the side and garage and parking to the front.

- EPC rating D
- Tenure: Freehold
- Council Tax: Band E
- Three bedrooms
- Wonderful Lakeland fell views
- Garage and gardens
- Scope for extension (STPP)







## How Close

### Location & directions:

Portinscale is a delightful village offering all the charm and views of the Lake District. There is a strong sense of community in the village and it also has excellent facilities, including village hall, café/restaurant and marina. The village is set back from the A66, just a short off road walk into Keswick with a larger range of amenities. It is an easy commute to a number of surrounding villages and towns including Keswick, Cockermouth, Grasmere, Penrith and the M6 at Junction 40.

### Directions

The property can easily be located using postcode CA12 5RW or can otherwise be found using what3words location [///hotspots.dearest.rumble](https://www.what3words.com/#!/hotspots.dearest.rumble)





## ACCOMMODATION

### Hallway

6' 9" x 15' 7" (2.07m x 4.76m)

Stairs to first floor and a radiator.

### Living/Dining Room

11' 10" x 27' 5" (3.61m x 8.35m)

Window to front aspect with views towards the Lakeland fells, feature fireplace with open fire, space for a dining table, window to rear aspect and a radiator.

### Kitchen

8' 10" x 9' 10" (2.68m x 3.00m)

Window to rear aspect, range of matching wall and base units, complementary worktop, space for fridge freezer, space for dishwasher, stainless steel sink and drainer with mixer tap, space for gas oven and hob, door to side aspect and a radiator.

### FIRST FLOOR LANDING

8' 5" x 8' 9" (2.56m x 2.66m)

Obscured window to side aspect, fitted cupboard and a loft hatch.

### Bedroom 1

11' 9" x 14' 4" (3.59m x 4.38m)

Window to front aspect with Lakeland fell views, fitted cupboard and a radiator.

### Bedroom 2

10' 4" x 12' 10" (3.16m x 3.90m)

Window to rear aspect and a radiator.





### Bedroom 3

6' 11" x 9' 4" (2.10m x 2.84m)

Window to front aspect with Lakeland fell views, fitted cupboard and a radiator.

### Bathroom

8' 4" x 7' 1" (2.54m x 2.15m)

Obscured window to rear aspect, bath, shower cubicle with mains shower, WC and wash hand basin set in vanity unit and a radiator.

### EXTERNALLY

#### Garden

The front is laid to lawn alongside a lovely mature plum tree. Side access leads down the side to the rear garden. With a patio seating area close to the house with steps up to a banked lawn area, interspersed with mature trees and shrubs. The surrounding Lakeland fell views can be enjoyed especially from the top of the garden.

#### Garage

Single Garage

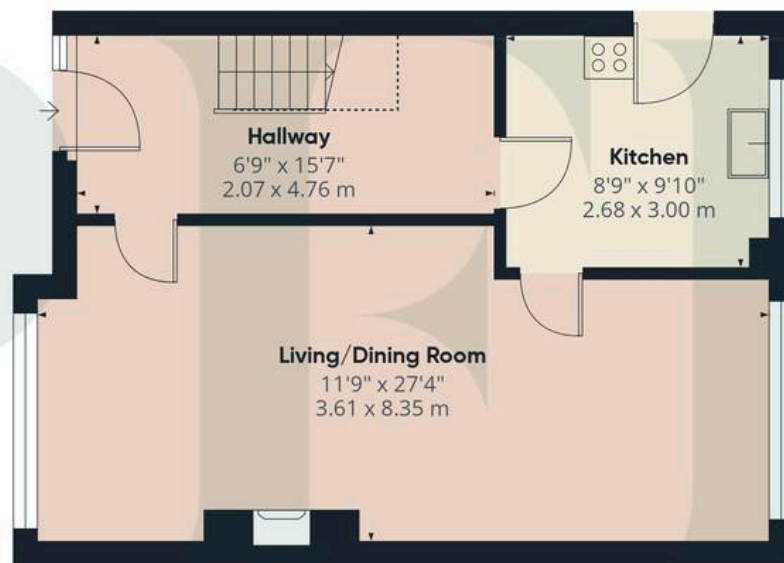
Driveway and single garage.



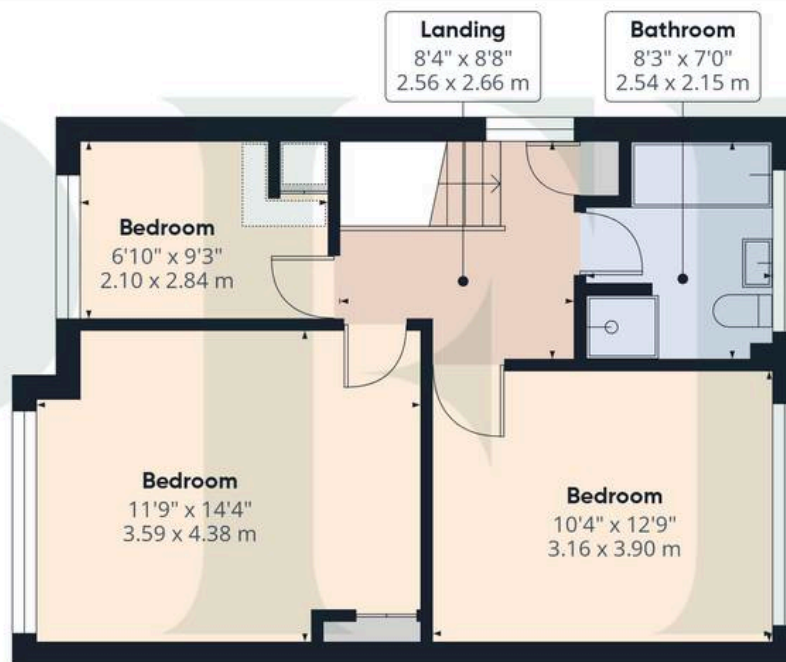








Floor 0



Floor 1

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

956 ft<sup>2</sup>

88.8 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>

1.6 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.

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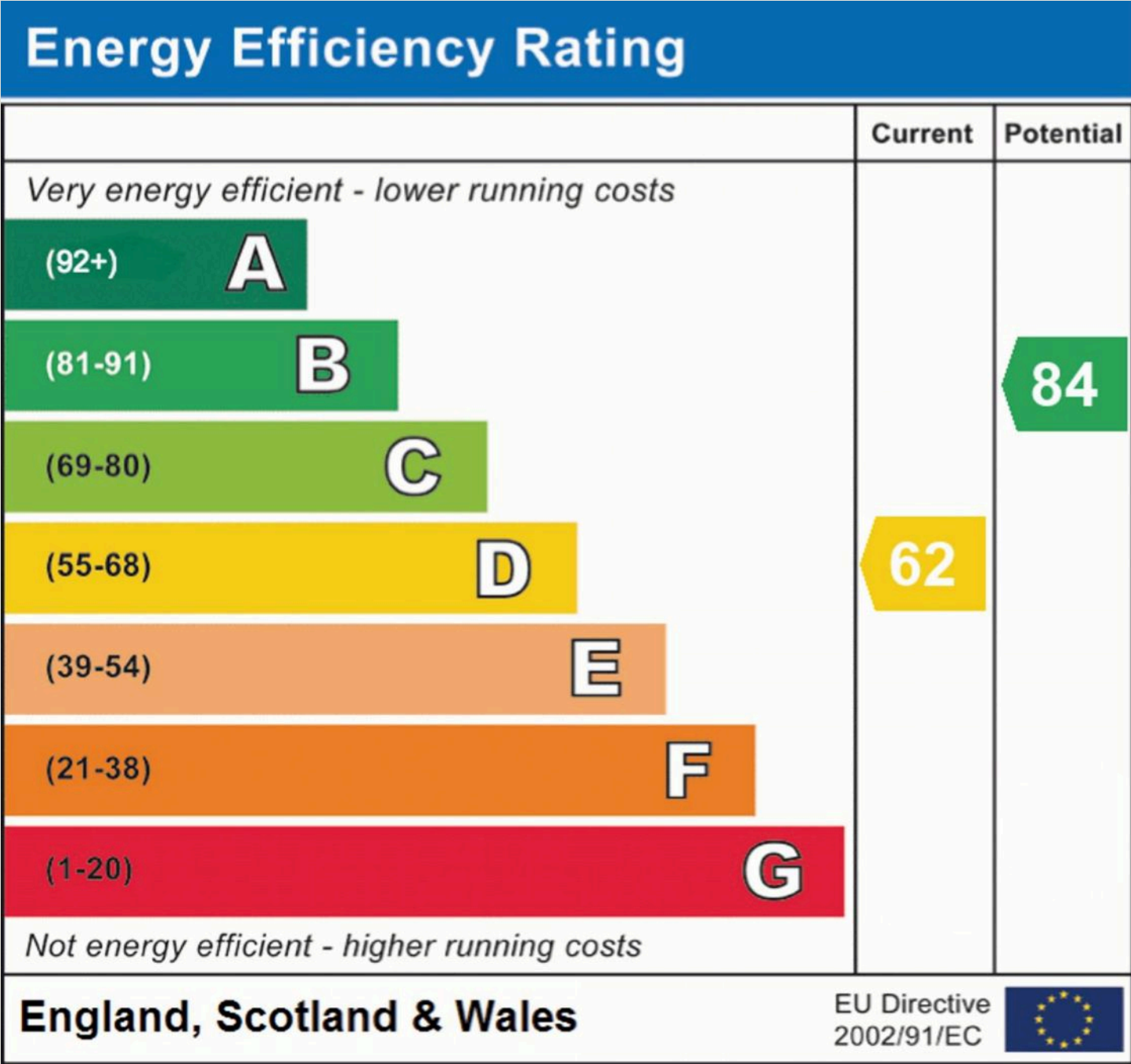
ADDITIONAL INFORMATION

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. Fibre broadband installed. 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

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