

PFK



64 Blencathra Street, Keswick – CA12 4HX

Guide Price £275,000

PFK

Situated within walking distance of 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).

- In need of comprehensive modernisation
- EPC TBC
- Council Tax band D
- Freehold
- No onward Chain
- Four bedroom Victorian townhouse
- Yard and outbuildings
- Lakeland Fell Views



64 Blencathra Street

Keswick

This attractive Victorian terraced home presents an excellent opportunity to modernise and personalise a character property in the heart of Keswick. Ideally located just a five-minute walk from the town centre and its wide range of amenities, the property also enjoys delightful Lakeland fell views from the upper floors.

The accommodation comprises a sitting room with a bay window and attractive marble feature fireplace, a kitchen with stone flooring, a utility room, and a range of generously sized outbuildings accessed from the rear yard. Subject to the necessary planning consents, these outbuildings offer exciting potential for extension or further development.

On the first floor, there is a spacious principal bedroom with scope to create an en-suite bathroom, a further double bedroom, and a family bathroom. The second floor provides two additional double bedrooms, making the property well suited to families or those requiring flexible accommodation.

While the property now requires comprehensive modernisation, it offers exceptional scope to create a stylish and comfortable home that retains its period charm, in one of the Lake District's most sought-after locations.



Entrance Hallway

4' 2" x 12' 7" (1.27m x 3.84m)

Stairs to first floor.

Living Room

12' 4" x 12' 8" (3.76m x 3.87m)

Bay window to front aspect and feature open fireplace.

Dining Room

11' 9" x 12' 7" (3.59m x 3.84m)

Window to rear aspect, gas fire, built in storage and understairs cupboard.

Kitchen

7' 8" x 9' 10" (2.34m x 3.00m)

Window and door to side aspect, sink and drainer with cupboard.

Pantry

8' 3" x 2' 11" (2.52m x 0.90m)

FIRST FLOOR**Bathroom**

8' 0" x 9' 9" (2.45m x 2.98m)

Obscured window to rear aspect, WC, wash hand basin, bath and cupboard housing hot water cylinder.

Landing

6' 2" x 8' 2" (1.89m x 2.50m)

Stairs to second floor.

Bedroom 1

16' 11" x 12' 9" (5.15m x 3.89m)

Two windows to front aspect and feature open fireplace.

Bedroom 2

10' 3" x 12' 8" (3.13m x 3.85m)

Window to rear aspect and feature open fireplace.

SECOND FLOOR**Landing**

6' 2" x 4' 7" (1.87m x 1.40m)

Window to rear aspect and a loft hatch.





Bedroom 3

15' 9" x 12' 9" (4.80m x 3.89m)

Window to front aspect and feature open fireplace.

Bedroom 4

9' 3" x 12' 8" (2.83m x 3.85m)

Window to rear aspect and feature open fireplace.

Yard

To the rear is an enclosed paved yard

ADDITIONAL INFORMATION

Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, gas, water & drainage. 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.

Directions

The property can easily be located using postcode CA12 4HX or can otherwise be found using what3words location [///texts.note.founders](https://www.what3words.com/)





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1390 ft²

129.2 m²

Reduced headroom

15 ft²

1.4 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



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

