



4 Blencathra Street, Keswick, CA12 4HP

Guide Price **£500,000**

PFK

4 Blencathra Street

The Property:

A beautifully presented and fully modernised traditional detached four bedroomed townhouse, ideally located within a short and convenient walk of Keswick town centre, with attractive Lakeland fell views across the rooftops. The property hugely benefits from offstreet parking opposite with the addition of a lockable bollard and access to a well maintained shared garden.

Thoughtfully arranged over three floors, the spacious accommodation combines character with contemporary styling. The ground floor offers a generous living area flowing seamlessly into the dining space, alongside a stylish updated kitchen with access to a private paved side yard and the enclosed shared garden beyond.

The first floor comprises two well proportioned double bedrooms, including a principal bedroom with ensuite facilities and an attractive box bay window featuring a charming built-in window seat with storage beneath. A modern family bathroom also serves this floor.

On the second floor are two further double bedrooms together with a substantial undereaves storage area.

This impressive home offers a rare opportunity to enjoy spacious, versatile accommodation in a sought after central Keswick location.





4 Blencathra Street

Location & directions:

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).

Directions

The property can easily be located using postcode CA12 4HP or can otherwise be found using what3words location [///mincing.interacts.upwardly](https://www.what3words.com/#!/mincing.interacts.upwardly)



- EPC rating D
- Detached property
- Shared garden with neighbouring properties
- Tenure: Freehold
- Council Tax: Band E
- Off street parking for two cars with lockable bollard

ACCOMMODATION

Entrance Vestibule

3' 5" x 5' 6" (1.04m x 1.67m)

Hallway

3' 6" x 8' 6" (1.07m x 2.58m)

Stairs to first floor and a radiator.

Living Room

11' 4" x 14' 9" (3.45m x 4.49m)

Box bay window to front aspect, feature fireplace with wood burning stove set on slate hearth, alcove shelving and a radiator.

Dining Room

11' 8" x 11' 11" (3.56m x 3.63m)

Window to rear aspect and a radiator.

Kitchen

7' 10" x 13' 2" (2.38m x 4.01m)

Dual aspect windows to front and side, range of matching wall and base units with complementary worktop, induction hob with extractor over, oven, space for fridge freezer, inset sink with stainless steel mixer tap, space for washing machine and tumble dryer, understairs pantry and door to side aspect.



FIRST FLOOR

Half Landing

5' 11" x 3' 4" (1.81m x 1.02m)

Bathroom

7' 11" x 5' 7" (2.42m x 1.69m)

Two obscured windows to rear aspect, bath, WC, wash hand basin, shower cubicle with electric shower and a heated towel rail.



Landing

6' 0" x 7' 1" (1.82m x 2.15m)

Stairs to second floor and a radiator.

Bedroom

8' 11" x 12' 2" (2.73m x 3.70m)

Window to rear aspect and a radiator.

Bedroom

10' 11" x 11' 7" (3.33m x 3.53m)

Box bay window to front aspect, further window to front and two radiators.

Ensuite

3' 3" x 8' 3" (0.98m x 2.51m)

Obscured window to side aspect, WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.

SECOND FLOOR**Half Landing**

5' 11" x 3' 10" (1.80m x 1.16m)

Velux window.

Storage Cupboard

8' 0" x 5' 4" (2.44m x 1.62m)

Velux window.

Landing

5' 11" x 6' 8" (1.81m x 2.02m)

Loft hatch, with integrated steps to fully boarded and insulated loft space.

Bedroom

8' 2" x 8' 11" (2.49m x 2.71m)

Window to rear aspect and a radiator.

Bedroom

14' 5" x 11' 9" (4.39m x 3.57m)

Window to front aspect and a radiator.





EXTERNALLY

Garden

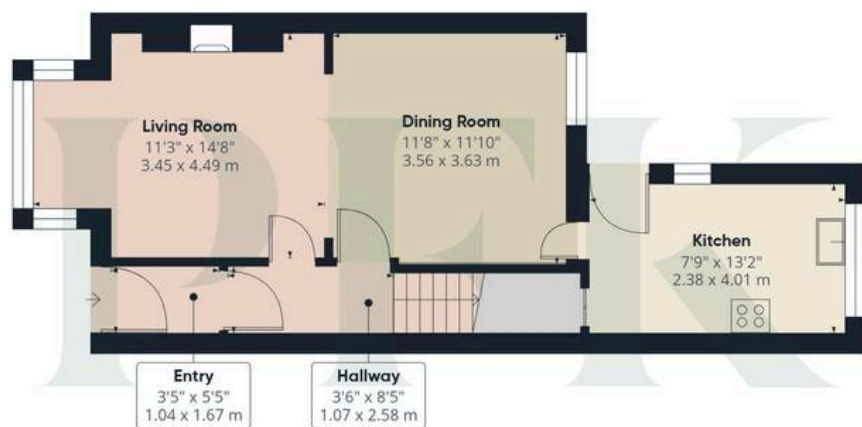
From the kitchen, there is access to a convenient enclosed paved yard, ideal for outdoor seating and entertaining. Beyond lies a generously sized enclosed shared garden, featuring a lawned area, seating spaces, and an attractive variety of mature plants and climbing greenery, creating a pleasant and well established outdoor setting.

Off street

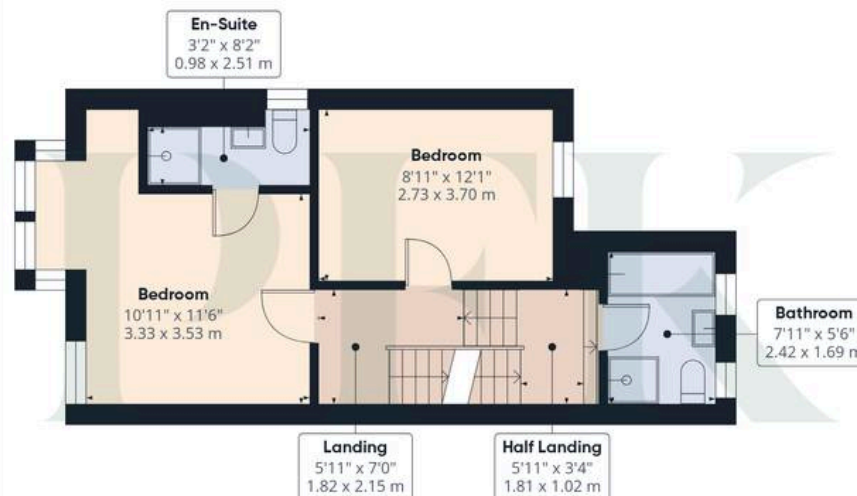
1 Parking Space

Tarmac offroad parking opposite the property, with pull up lockable bollard.

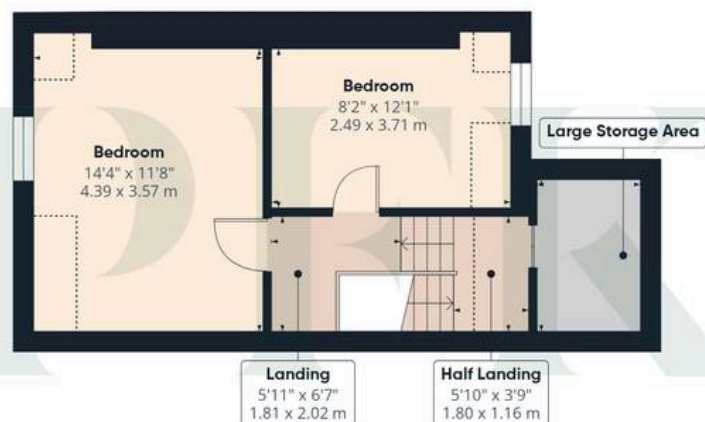




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1241 ft²

115.4 m²

Reduced headroom

87 ft²

8.1 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.

ADDITIONAL INFORMATION

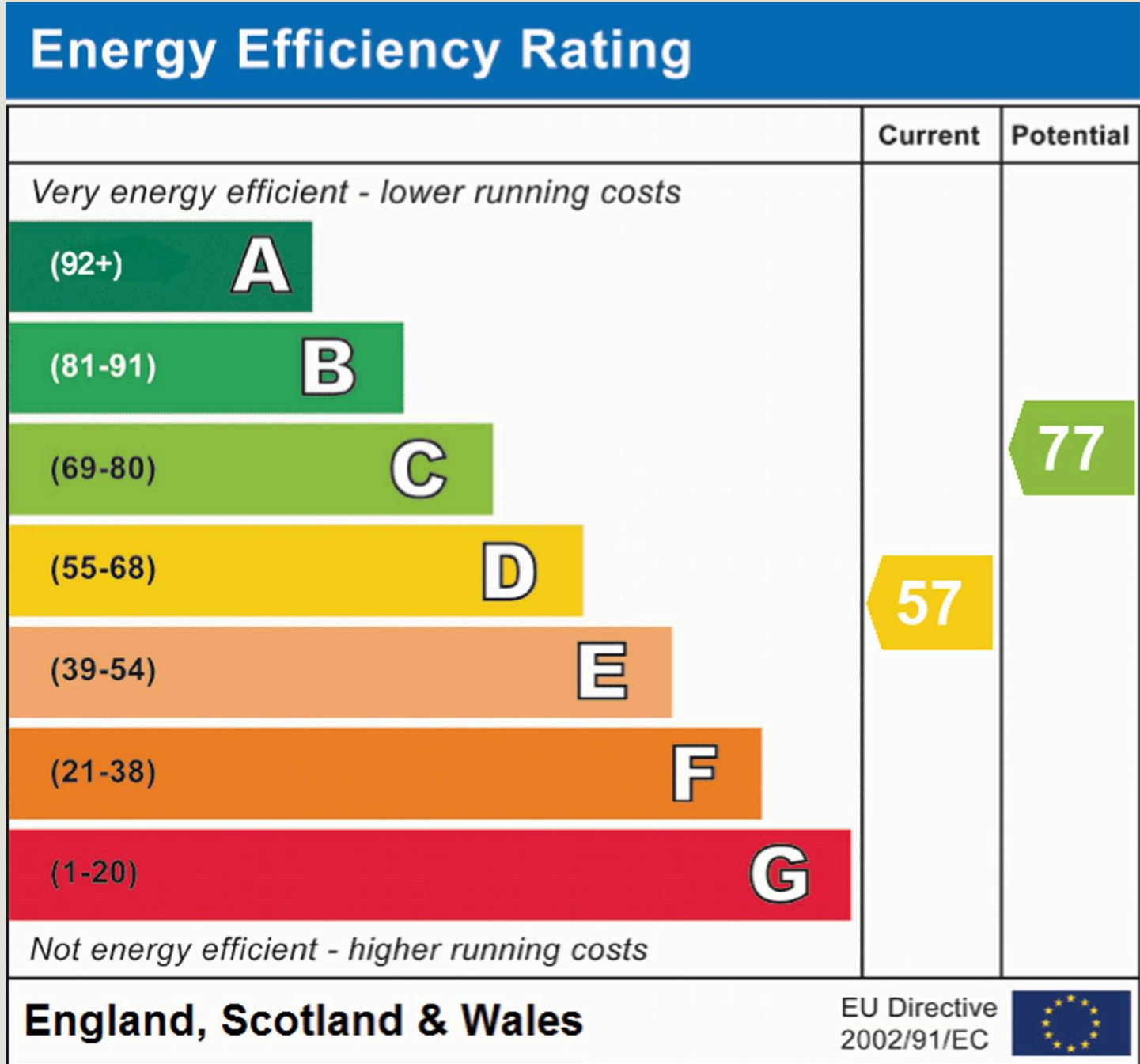
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, 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; gas central heating (New boiler in 2025); 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.





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