



Bassenthwaite

Offers in the region of £850,000

Wood Song, Bassenthwaite, Keswick, CA12 4QG

An outstanding comprehensively upgraded detached four bedroom house enjoying a delightful rear uninterrupted rural view and occupying an extensive site located approximately five miles from Keswick, ten miles from Cockermouth and under two miles from Bassenthwaite village.

Equally suitable as a primary residence or recreational second home, the accommodation provides a versatile layout allowing flexibility and single level living for the occupants should they so wish as there is a ground floor double bedroom with an en-suite shower room and an additional double bedroom.

Internal viewing is highly recommended.

Quick Overview

Outstanding comprehensively upgraded detached house

Delightful uninterrupted rear rural view

Five miles from Keswick, ten miles from Cockermouth and under two miles from

Bassenthwaite village

Immaculately presented accommodation ideally suitable for flexible or ground floor living

Four bedrooms including two on the ground floor

Two bath / shower rooms

Open plan living / dining room and separate sitting room

Fitted kitchen and utility room

Surrounding mature gardens and expansive on-site parking area

Detached oak framed garage with integral store

Property Reference: KW0590



4



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2



D



Standard
Broadband
Available



4 +



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Kitchen



Open Plan Living / Dining Room

Accommodation

Ground Floor:

Entrance Hall

With radiator.

WC

With WC, wash hand basin.

Open Plan Living / Dining Room

With bay window, radiator, double doors leading to the external balconied terrace.

Sitting Room

With double entrance doors, bay window incorporating window seat, side window, recessed fireplace incorporating a multi-fuel stove on slate hearth, built in cupboard, radiator.

Bedroom One

With radiator, side window.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, radiator.

Bedroom Two or Additional Reception Room

With double entrance doors, radiator.

Kitchen

With windows to two elevations, fitted base and wall units, double bowl sink unit with mixer tap, integrated oven, microwave, hob and extractor unit, dish washer, fridge / freezer, under floor heating.

Utility Room

With window to the front elevation, fitted base unit, sink with mixer tap, plumbing for washing machine, built in cupboard, built in shelving unit, under floor heating, external door.

First Floor:

Landing / Study

With velux window, two radiators, loft access hatch, built in storage cupboard under the eaves, built in water cylinder cupboard.

Bedroom Three (Master Bedroom)

With window to the rear elevation, two radiators, built in storage cupboard under the eaves, built in shelving unit.

Bedroom Four

With window to rear elevation, radiator, built in storage cupboard under the eaves.

Bathroom

With WC, wash hand basin, shower cubicle, bath, ceramic wall tiling, heated towel rail.



Sitting Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Outside:

Gated entrance driveway, expansive on-site parking area, surrounding mature gardens comprising lawns, stocked and shrubbed borders, established trees, paved balconied entertaining terrace, two basement store rooms, detached oak framed garage with integral store and electric power supply.

Services

Mains electricity. Spring water supply. Shared package treatment plant drainage. Oil central heating from a new condensing boiler installed in October 2025.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed on the A591 towards Bassenthwaite. Continue ahead for approximately five miles and the entrance road to the property is on the left immediately after passing Dodd Wood and the sign for Ravenstone Manor on the right.

What3words

///falters.eyelash.laugh

Price

Offers in the region of £850,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).



Open Plan Living / Dining Room



View



Garden



Setting

Request a Viewing Online or Call 01768 741741

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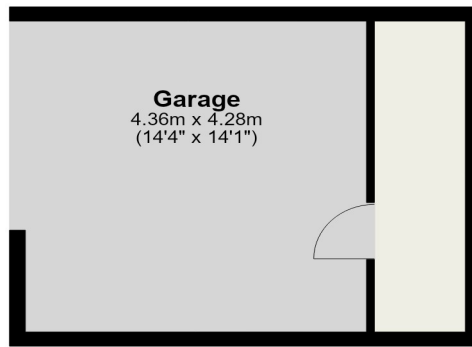


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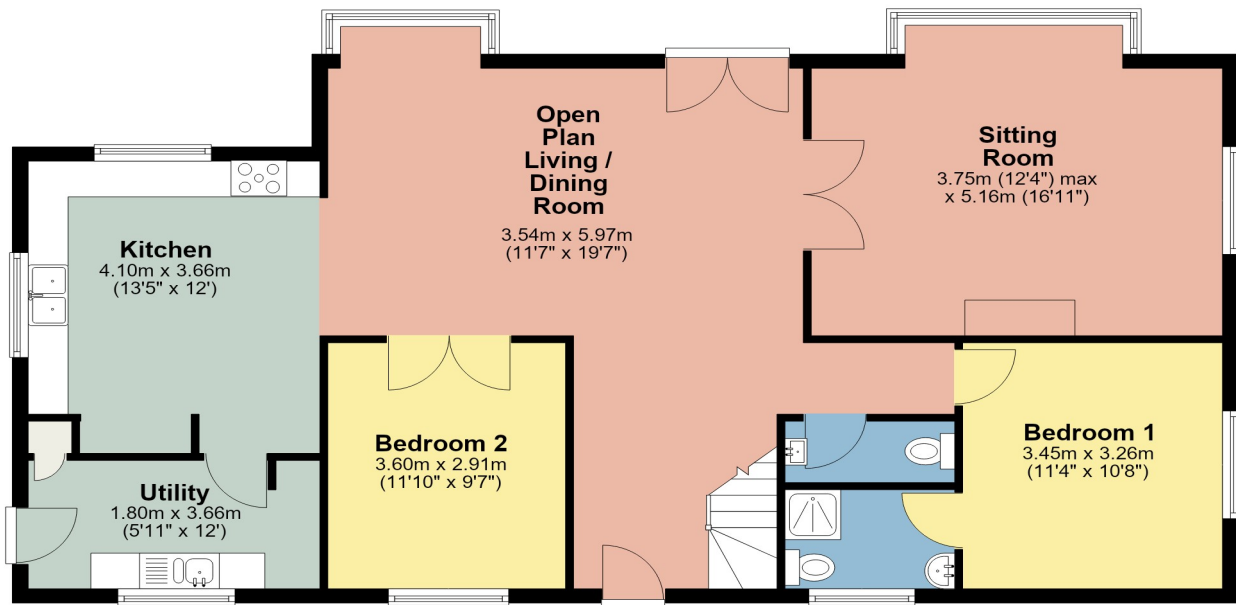
Garage

Approx. 24.1 sq. metres (259.1 sq. feet)



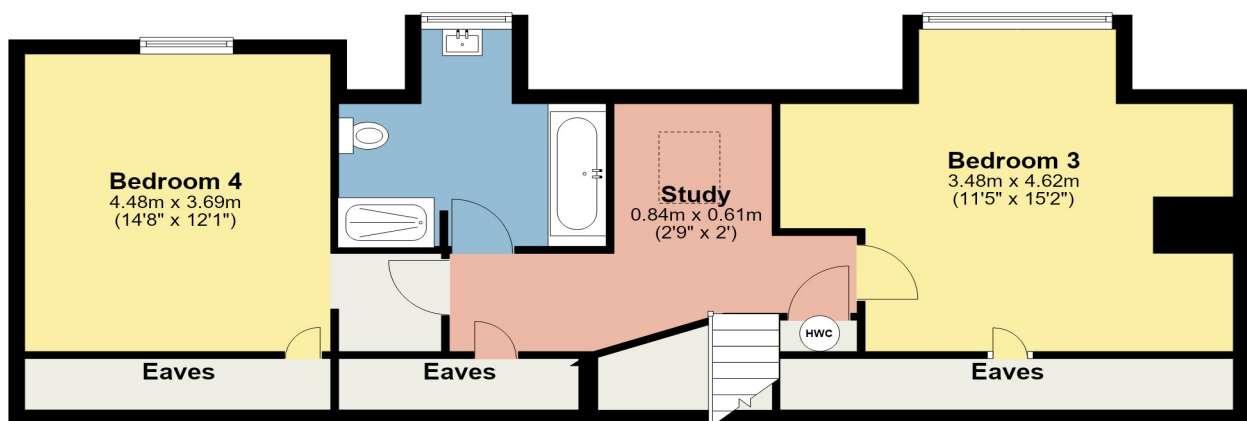
Ground Floor

Approx. 105.7 sq. metres (1137.6 sq. feet)



First Floor

Approx. 71.9 sq. metres (773.9 sq. feet)



Total area: approx. 201.7 sq. metres (2170.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Wood Song, Bassenthwaite, Keswick

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