



## Bassenthwaite

Offers in the region of **£480,000**

Lake View, Castle Hill, Bassenthwaite, Keswick, CA12 4RG

A most appealing substantial four bedroom period end terrace house occupying an extensive site in an idyllic rural setting with delightful views to the majestic fells and Bassenthwaite Lake.

### Quick Overview

Most appealing substantial period end terrace house

Delightful views to the majestic fells and Bassenthwaite Lake

Seven miles from Keswick and eight miles from Cockemouth

Four double bedrooms

Two bath / shower rooms

Living room, sitting room and study

Extensive site with mature surrounding gardens

Garage and on-site parking

Property Reference: KW0535



4



2



3



D



Superfast  
Broadband  
Available



4



Living Room



Dining Room



Study



Dining Kitchen

Situated within the Lake District National Park approximately seven miles from Keswick and eight miles from Cockermouth, this elegant house provides generously proportioned accommodation equally suitable for use as a primary home, recreational second home or a lucrative holiday let investment.

Nearby amenities include a first-class leisure complex and spa at Armathwaite Hall Hotel, The Pheasant Inn, Lakes Distillery, Silver Meadows Nature Reserve, Lake District Wildlife Park, Mirehouse Country House and Gardens and Honister Slate Mine together with numerous popular fell walks.

### Accommodation

#### Ground Floor:

Entrance Vestibule | Living Room | Hallway | Dining Room | Study | Dining Kitchen | Pantry | Utility Room | WC

#### First Floor:

Landing | Bedroom One with En-Suite Shower Room | Bedroom Two | Bedroom Three | Bedroom Four | Bathroom

#### Outside:

Extensive Surrounding Gardens | On-site Parking | Detached Garage

#### Services

Mains water and electricity. Oil central heating. Solar roof panels. Septic tank drainage. We are advised that the septic tank is not compliant with the current regulations.

#### Tenure

Freehold.

#### Council Tax

Band E.



Living Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Directions

From Keswick proceed west on the A591 towards Bssenthwaite. Continue for approximately seven miles and the property is situated in the row of houses on the left immediately before the Castle Inn.

### What3words

///teardrop.sleepy.prosper

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers in the region of £480,000.

### 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 £42.67 (incl. VAT) per individual or £36.19 (incl. 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 £120 (incl. VAT).



Garden



Garden



View



View

Request a Viewing Online or Call 01768 741741

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



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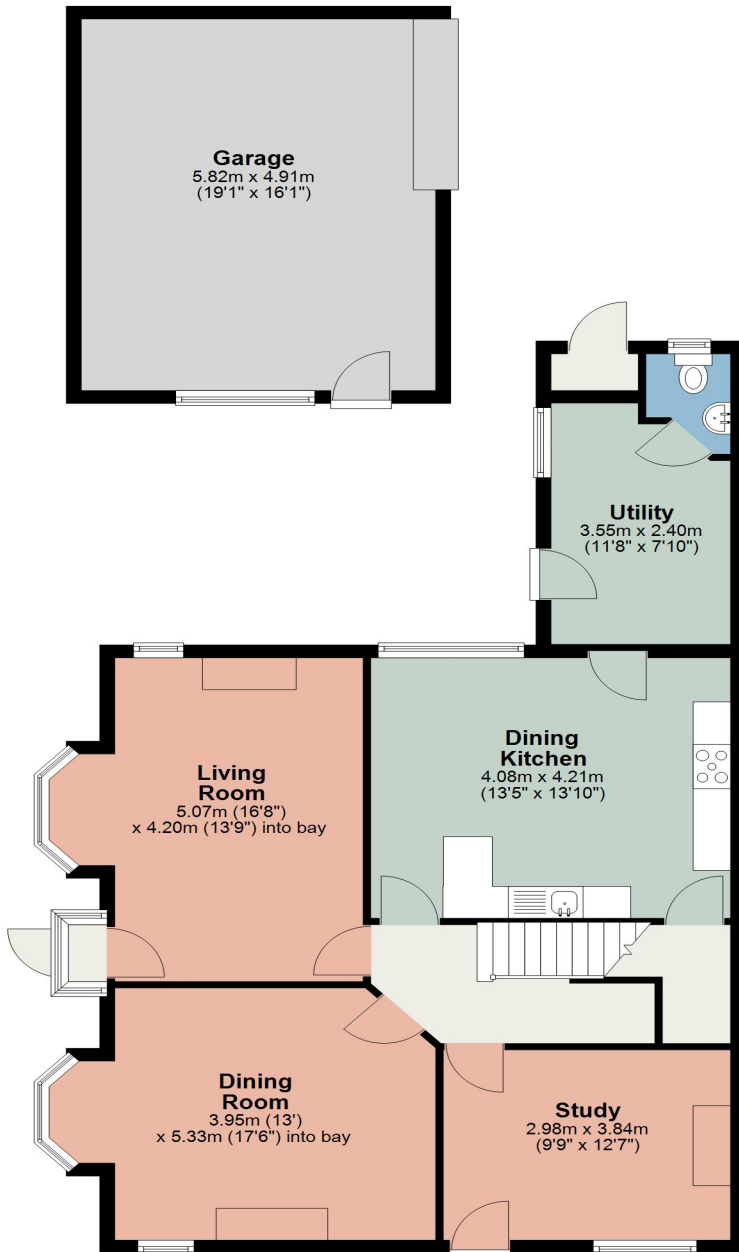


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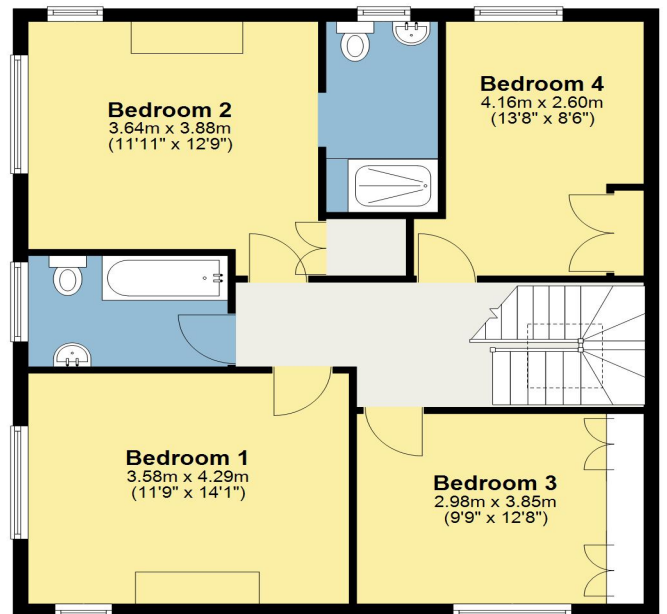
## Ground Floor

Approx. 114.3 sq. metres (1230.1 sq. feet)



## First Floor

Approx. 74.8 sq. metres (805.4 sq. feet)



Total area: approx. 189.1 sq. metres (2035.4 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.

## Lake View, Bassenthwaite

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Request a Viewing Online or Call 01768 741741