



2 Briar Rigg, Keswick, CA12 4NW

Guide Price **£550,000**

PFK

2 Briar Rigg

The Property:

A beautifully presented home that has been thoughtfully modernised throughout, most notably with the addition of a spacious fourth bedroom featuring an ensuite, along with a convenient ground floor wet room.

The property offers deceptively generous, well proportioned living space, enhanced by stunning panoramic views of the Lakeland fells to the front. The accommodation begins with a bright and welcoming hallway, leading into a comfortable living room that flows seamlessly into the dining kitchen. Further additions include a charming conservatory, a practical rear porch, and the ground floor wet room.

Upstairs, the first floor comprises four well sized bedrooms, including the principal bedroom with ensuite, as well as a contemporary family bathroom.

Externally, the property benefits from offroad parking for two vehicles and a garage, all within easy walking distance of Keswick town centre.





2 Briar Rigg

Location & directions:

Situated within the Lake District National Park, Briar Rigg is a popular residential area within easy access of Keswick town centre and all local amenities including shops, cafes, restaurants, cinema, museum and the renowned Theatre by the Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15miles).

Directions

The property can easily be located using postcode CA12 4NW or can otherwise be found using what3words location [///wasps.averages.amends](https://www.what3words.com////wasps.averages.amends)



- EPC rating D
- Tenure: Freehold
- No onward chain
- Council Tax Band: Assessed for business rates
- Four bedrooms
- Panoramic Lakeland fell views
- Short walk from park & secondary school

ACCOMMODATION

Entrance Hallway

3' 11" x 5' 1" (1.20m x 1.56m)

Stairs to first floor and a radiator.

Living Room

12' 0" x 14' 10" (3.65m x 4.51m)

Window to front aspect with fell views, feature fireplace with gas fire, radiator and doors into:-

Kitchen/Dining Room

12' 3" x 18' 3" (3.73m x 5.55m)

Window to rear aspect, range of matching wall and base units, complementary worktop, gas hob with extractor over, oven, stainless steel sink and drainer with mixer tap, freestanding fridge freezer, space for dishwasher and space for dining table.

Sunroom

12' 2" x 9' 4" (3.71m x 2.85m)

Doors to rear garden.

Rear Hallway

3' 8" x 8' 4" (1.12m x 2.54m)

Cupboard housing boiler, door to garage, radiator and door to side aspect.

Bathroom

3' 3" x 6' 0" (1.00m x 1.83m)

Obscured window to rear aspect, WC, wash hand basin, mains powered shower and a heated towel rail.

Garage

16' 6" x 9' 1" (5.03m x 2.76m)

Up and over door, space for tumble dryer and plumbing for washing machine.



FIRST FLOOR

Landing

7' 6" x 3' 0" (2.28m x 0.91m)

Loft hatch.

Bedroom 1

18' 9" x 8' 11" (5.72m x 2.72m)

Window to front aspect with stunning fell views and a radiator.

Ensuite Shower Room

4' 7" x 8' 10" (1.39m x 2.70m)

Obscured window to rear aspect, WC, wash hand basin set in vanity unit, shower cubicle with mains powered shower and a heated towel rail.

Bathroom

7' 9" x 6' 3" (2.35m x 1.91m)

Obscured window to rear aspect, WC and wash hand basin set in vanity unit, bath with mains shower over and a heated towel rail.

Bedroom 2

10' 4" x 11' 8" (3.15m x 3.56m)

Window to rear aspect and a radiator.

Bedroom 3

11' 10" x 10' 8" (3.61m x 3.25m)

Window to front aspect with fantastic fell views, fitted wardrobes and a radiator.

Bedroom 4

8' 8" x 7' 5" (2.65m x 2.25m)

Window to front aspect and a radiator.





EXTERNALLY

Garden

To the front, the property features a driveway alongside a low maintenance, rockery style garden. Side access leads to the rear, where a paved seating area adjoins the house, ideal for outdoor dining and relaxation. Beyond, a gently sloping lawn extends down to a line of mature trees, which border the former railway path at the rear. The garden is fully enclosed with wooden fencing.

DRIVEWAY

2 Parking Spaces

Paved Driveway





Floor 0

Approximate total area⁽¹⁾

1357 ft²

125.9 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

ADDITIONAL INFORMATION

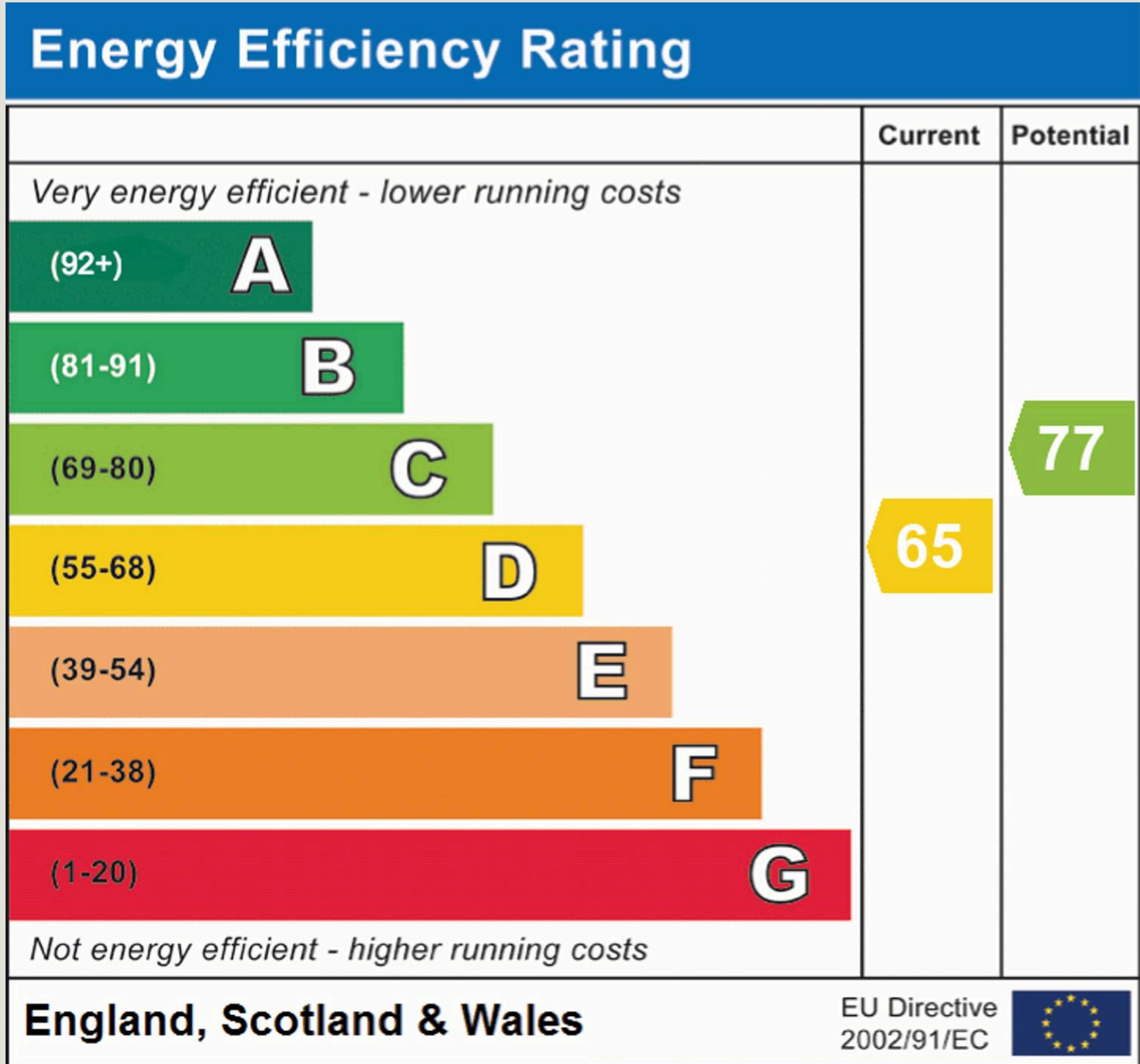
Referral & Other Payments

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): £120 to £210 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; 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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