35 St. Herbert Street, Keswick, CA12 4DF

Guide Price **£425,000**

PFK

35 St. Herbert Street

The Property:

A charming end terrace cottage in this highly sought after location, beautifully presented and offering spacious accommodation throughout. Occupying a larger than average corner plot for a property of this type, it also benefits from a covered walkway and a garage to the rear, accessed via the alleyway from Cross Street.
The accommodation briefly comprises a welcoming sitting room with a bay window to the front, a generous dining room with doors opening into the conservatory, a well appointed kitchen with rear access, and a useful ground floor utility/shower room.

On the first floor, there are two spacious double bedrooms, single bedroom and a family bathroom. The second floor offers a large double bedroom with excellent built-in storage, creating a versatile space suitable as a principal bedroom, guest suite, or home office.

Currently operating as a successful holiday let, the property would equally make a superb permanent family home, as it has done previously, offering flexible accommodation in an attractive and convenient setting.

35 St. Herbert Street

Location & Directions:

St Herbert Street is located close to the centre of Keswick and therefore, conveniently positioned for access to the town's excellent amenities including shops, pubs, cinema and the Theatre by The Lake. 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. 15 miles).

Directions
The property can easily be located using postcode CA12 4DF or can otherwise be found using what3words location ///civic.behalf.unicorns

- **4 bed end terrace**
- **Garden & garage with side undercover**
- **EPC rating D**
- **Tenure: Freehold**
- **Council Tax Band: Assessed for business rates**
- **Town centre location**

ACCOMMODATION

GROUND FLOOR

Living Room
11' 9" x 14' 6" (3.58m x 4.42m)
Bay window to front aspect, feature fireplace with electric fire, door to front aspect, arched window to side aspect and a radiator.

Inner Hallway
3' 3" x 3' 3" (0.99m x 0.98m)
Stairs to first floor.

Dining Room
11' 6" x 11' 3" (3.50m x 3.44m)
Window to rear aspect, understairs storage cupboard, double doors into sunroom and a radiator.

Sunroom
10' 7" x 10' 4" (3.22m x 3.14m)
Windows to all sides and double doors to rear yard.

Kitchen
14' 0" x 8' 11" (4.26m x 2.73m)
Window and door to side aspect, range of matching wall and base units, complementary worktop, gas hob with extractor over, double oven, space for fridge freezer, integrated dishwasher, stainless steel sink and drainer with mixer tap and a radiator.

Shower Room
6' 4" x 9' 1" (1.94m x 2.77m)
Obscured window to side aspect, plumbing for washing machine, WC, wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

FIRST FLOOR

Shower Room
9' 1" x 9' 1" (2.76m x 2.77m)
Obscured window to rear aspect, WC and wash hand basin set in vanity unit, radiator, shower cubicle with mains shower and built in storage cupboard.

Landing
9' 6" x 2' 9" (2.90m x 0.84m)
Stairs to second floor and a radiator.

Bedroom 1
10' 6" x 8' 3" (3.19m x 2.52m)
Window to rear aspect and a radiator.

Bedroom 2
12' 8" x 8' 3" (3.86m x 2.51m)
Window to front aspect and a radiator.

Bedroom 3
9' 7" x 5' 11" (2.92m x 1.80m)
Window to front aspect and a built in storage cupboard.

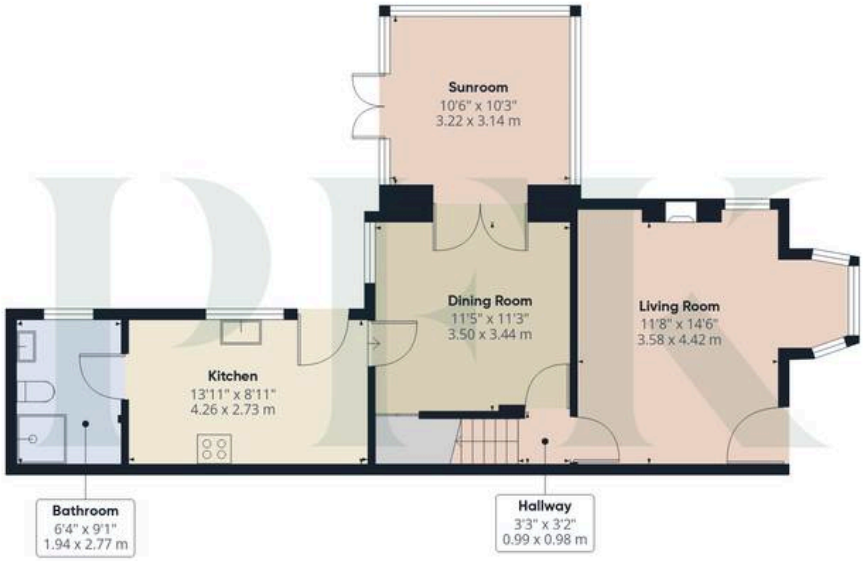
SECOND FLOOR

Bedroom 4
17' 0" x 11' 2" (5.17m x 3.41m)
Three Velux windows with Lakeland fell views, three built in wardrobes, ample undereaves storage and a radiator.

EXTERNALLY

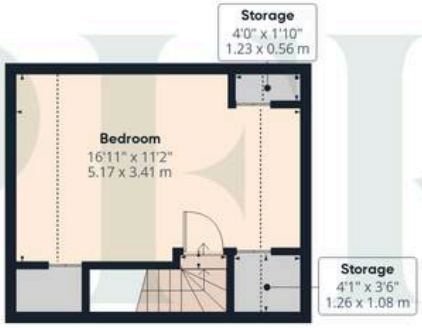
Garden

To the side of the property, accessed via a wooden gate from Cross Street, is a low maintenance garden featuring a raised decked seating area, a patio, and mature planted borders. A useful paved, covered side passage provides access to the rear lane and the storage garage.



Floor 0

Floor 1



Floor 2

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Approximate total area(1)

1287 ft²

119.6 m²

Reduced headroom

57 ft²

5.3 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.

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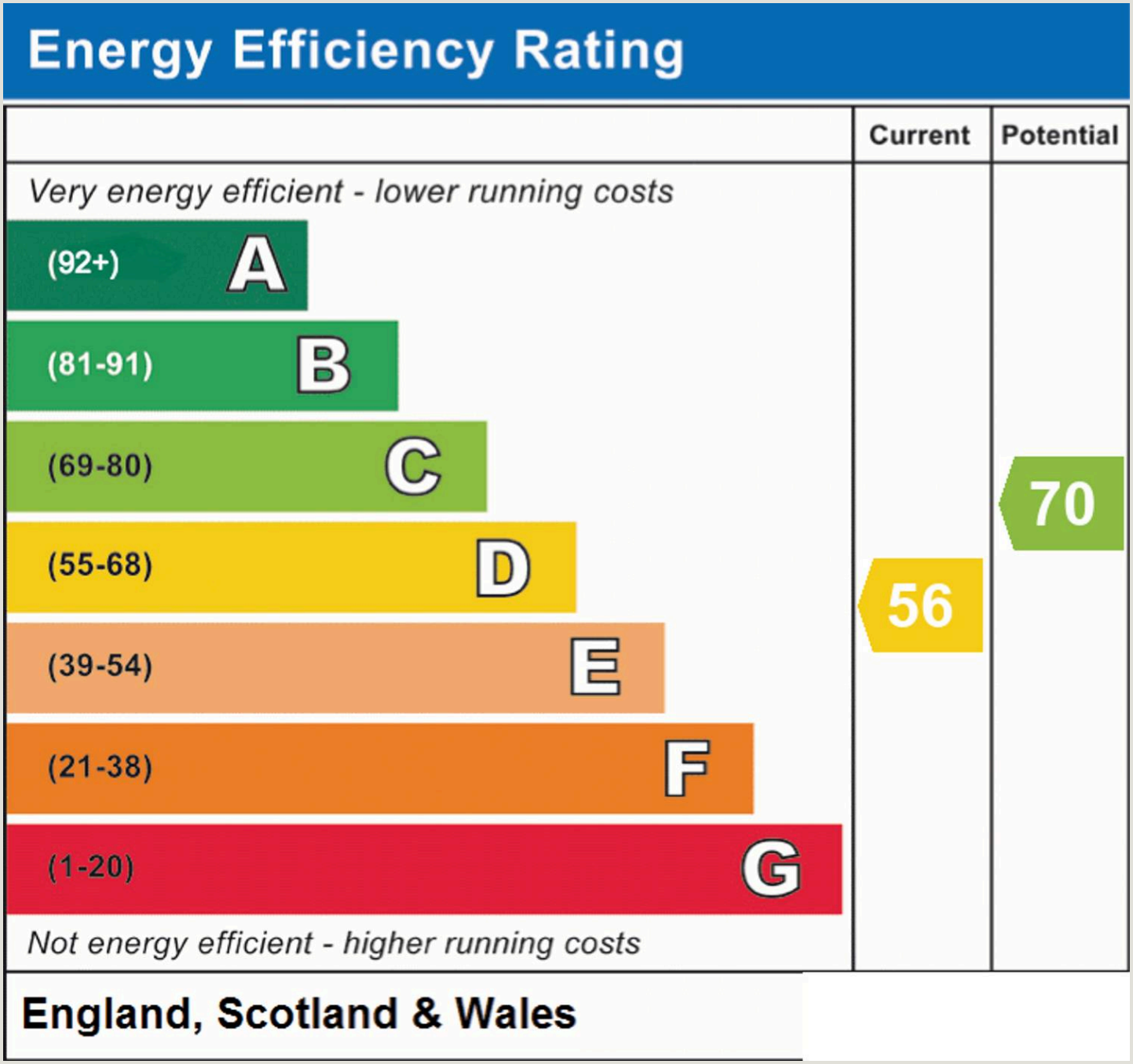
ADDITIONAL INFORMATION

Referral Fee Disclosure
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 (Napthens 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; 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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