



Bassenthwaite

Offers in the region of **£595,000**

Rakefoot, Bassenthwaite, Keswick, CA12 4RJ

A most appealing cottage style modern detached three bedroom house enjoying a delightful central location in Bassenthwaite village beside the Hall Beck. A local occupancy restriction applies to the property.

Bassenthwaite provides a range of local amenities including a primary school, church, shop and public houses. Nearby facilities include Bassenthwaite Lake and sailing club, a first class leisure complex at Armathwaite Hall hotel and The Lakes Distillery. Numerous fell walks are close by including Skiddaw and Ullock Pike.

Quick Overview

Most appealing cottage style modern detached house

Delightful location in Bassenthwaite village by the Hall Beck

Approximately seven miles from Keswick and Cockermouth

Three double bedrooms, two bath / shower rooms, and ground floor WC.

Living room, sitting room and dining kitchen

Garden, patio and decked rear terrace

On-site parking spaces



3



2



2



D



Superfast
Broadband
Available



2

Property Reference: KW0556



Living Room



Living Room



Sitting Room



Dining Kitchen

Accommodation

Ground Floor:

Side Hall

With integral store.

Sitting Room

With wood burning stove, double doors to the rear decked terrace overlooking the beck.

Main Hall

With under stairs cupboard.

Dining Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, plumbing for dishwasher, radiator.

Utility Room

With fitted base and wall units, plumbing for washing machine, built in cupboard.

WC

With WC, wash hand basin, built in airing cupboard.

Living Room

With windows to two elevations, two pairs of double doors leading to the external patio and decked rear terrace, overlooking the beck.

First Floor:

Landing

With roof window, radiator.

Bedroom One

With windows to two elevations, radiator.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail, roof window.

Bedroom One

With windows to two elevations, radiator, walk in cupboard.

Bedroom Three

With windows to two elevations, radiator.

Bathroom

With WC, wash hand basin, bath, heated towel rail, roof window.



Sitting Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

Side lawned garden, rear decked terrace, integral store, side block paved patio and on-site parking area.

Services

Mains water, electricity and drainage. Wood pellet heating system, including underfloor heating to the ground floor.

Tenure

Freehold.

Council Tax

Band E.

Local Occupancy Condition

A Lake District National Park local occupancy condition applies the full details of which can be viewed on the Lake District National Park website searching under planning application search with reference 7/2014/2107.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed on the A591 heading towards Bassenthwaite. Before reaching the crossroads by the Castle Inn turn right where sign posted to North Row. Proceed ahead towards the village centre and Rakefoot is situated on the right before the bend in the road that leads directly into the village centre.

What3words

///roost.topping.mole

Price

Offers in the region of £595,000.

Anti-Money Laundering Regulations (AML)

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View



Front Elevation



Front Elevation



Front Elevation

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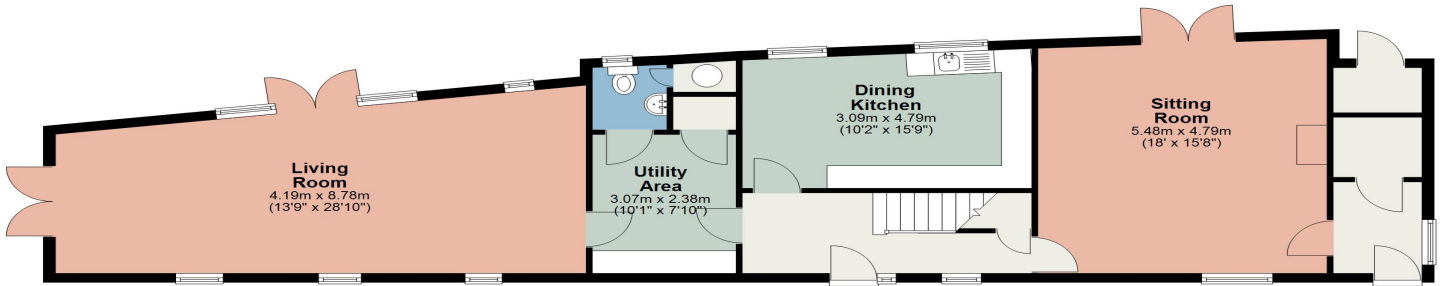
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Ground Floor
Approx. 99.1 sq. metres (1066.4 sq. feet)



First Floor
Approx. 56.6 sq. metres (609.4 sq. feet)



Total area: approx. 155.7 sq. metres (1675.8 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.

Rakefoot , Bassenthwaite, Keswick

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