



## Keswick

Offers over £850,000

Prior Holme, Borrowdale Road, Keswick, Cumbria, CA12 5DD

An outstanding substantial Grade II listed five bedroom Georgian town house enjoying a prime central Keswick location in a charming conservation area with rear views to the fells and providing generous accommodation over four floors.

Internal viewing is highly recommended.

### Quick Overview

Outstanding substantial Grade II listed  
Georgian town house  
Prime central Keswick location in a charming  
conservation area  
Generous and immaculately presented  
accommodation over four floors  
Rear views to the fells  
Sitting room, living room and lounge  
Fitted dining kitchen and utility room  
Five bedrooms and five bath / shower rooms  
Front forecourt and rear courtyard providing  
an entertaining terrace  
Adjoining rear parking area for three vehicles  
Viewing highly recommended

Property Reference: KW0587



5



5



3



D



Ultrafast  
Broadband  
Available



3



Sitting Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Lower Ground Floor:

Inner Hall | Shower Room | Dining Kitchen | Lounge  
| Utility Room

### Ground Floor:

Entrance Vestibule | Entrance Hall | Sitting Room |  
Living Room

### First Floor:

Landing | Bedroom 1 / En-suite Shower Room |  
Bedroom 2 | Bedroom 3 | Bathroom

### Second Floor:

Landing | Bedroom 4 / En-suite Shower Room |  
Bedroom 5 / En-suite Shower Room

### Outside:

Front Forecourt | Rear Courtyard / Entertaining  
Terrace | Adjoining Allocated Parking Area For 3  
Vehicles

### Services

Mains water, electricity, gas and drainage. Gas  
central heating.

## Tenure

Freehold.

## Council Tax

Band F.

## Viewing

By appointment with Hackney & Leigh's Keswick office.

## Directions

From Station Steet in Keswick town centre proceed onto St John's Steet and then turn right onto Derwent Street. Continue ahead to the T junction and then turn left onto Borrowdale Road.

## What3words

///utter.attracts.racetrack

## Price

Offers over £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).



Lounge



Bedroom One



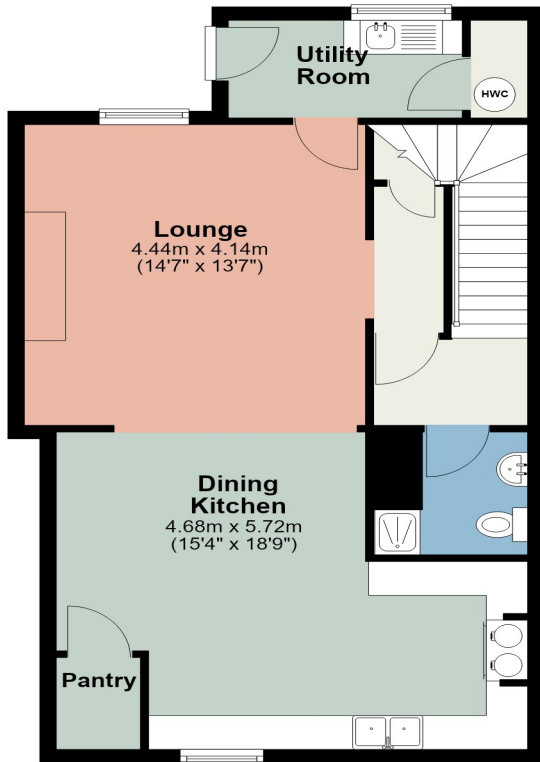
Bedroom Two



Rear Courtyard / Entertaining Terrace

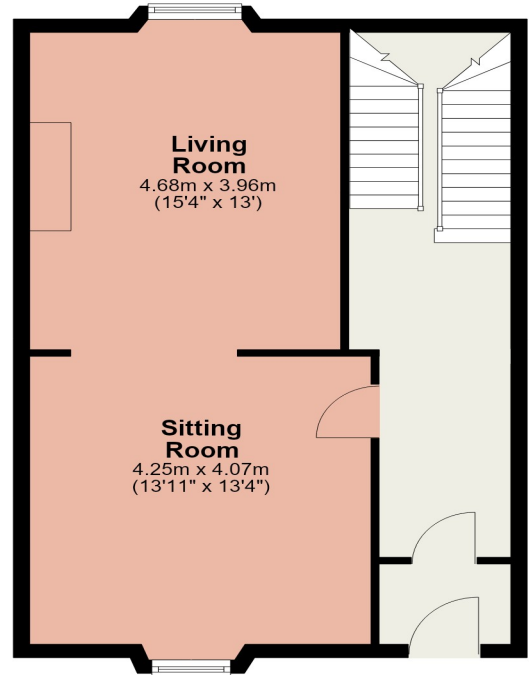
### Lower Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



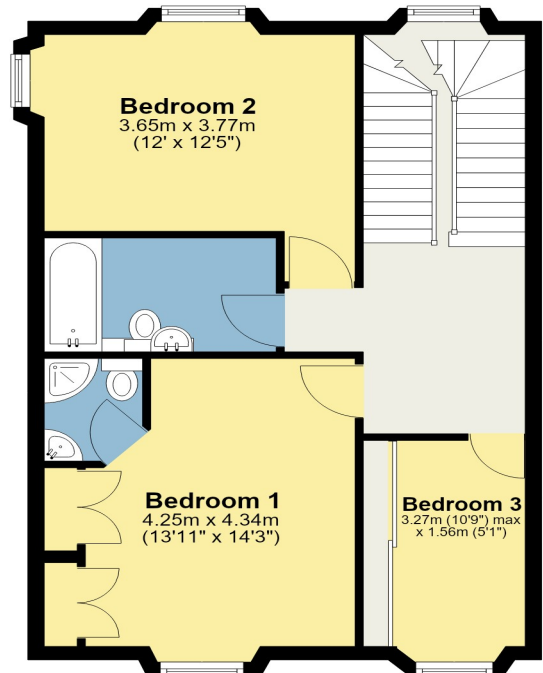
### Ground Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



### First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



### Second Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 211.0 sq. metres (2271.3 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.

**Prior Holme, Borrowdale Road, Keswick**

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Request a Viewing Online or Call 01768 741741