

PFK



Sandburne Chestnut Hill, Keswick – CA12 4LS

Guide Price **£1,150,000**

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Sandburne Chestnut Hill

Keswick, Keswick

Sandburne and Sandburne Cottage is an exceptional Georgian residence combining timeless elegance with generous, versatile living space. This impressive property currently utilised as a four bedroomed house with an adjoining three bedroom cottage, thoughtfully and tastefully restored by the current owner, preserving its character while introducing modern comforts. Occupying an elevated position on Chestnut Hill just moments from the centre of Keswick, the property enjoys breathtaking panoramic views across the surrounding Lake District fells, particularly from the rear elevation.

The beautifully proportioned accommodation blends period charm with contemporary convenience. The welcoming entrance hallway features a wood-burning stove, setting the tone for the warmth and character found throughout. Two elegant reception rooms boast striking statement fireplaces, while the principal living room is enhanced by a delightful feature bay window framing picturesque garden and fell views. To the front of the property, the kitchen/breakfast room enjoys a box bay window and provides an inviting space for family life and entertaining.

The first floor offers a spacious open study area, two double bedrooms with en-suite facilities, a family bathroom and an additional WC. The second floor provides two further bedrooms (one en-suite) along with a useful storage/laundry room, ensuring practicality matches the home's scale.

Sandburne Cottage, currently separate, but historically incorporated into the main house in 1951, presents exciting potential. Subject to the necessary





Sandburne Chestnut Hill

Keswick, Keswick

Situated within Keswick town centre in the heart of the Lake District National Park. Within the town there are a wide range of amenities and entertainment including the renowned Theatre by the Lake, library, post office, supermarkets, churches and schools. Access via major A-roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6)
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Panoramic Lakland Fell Views
- Council Tax band E
- Extensive gardens and grounds
- Garage and multiple parking
- Freehold
- EPC D
- Traditional property and features
- Four bedroom house and three bedroom holiday cottage



Sandburne House

Entrance Hallway/Snug

13' 0" x 20' 4" (3.96m x 6.20m)

Window to front aspect, feature wood burning stove, stairs to first floor, understairs cupboard and a radiator.

Living Room

16' 6" x 15' 6" (5.04m x 4.72m)

Large bay window with stunning views of the Lakeland fells, open fire set on slate hearth, arched window to side aspect and two radiators.

Dining Room

14' 8" x 13' 3" (4.46m x 4.03m)

Window to rear aspect, feature electric fire set on slate hearth and a radiator.

Kitchen

13' 1" x 13' 7" (4.00m x 4.13m)

Bay window to front aspect, range of matching wall and base units with complementary worktop, breakfast bar, space for dishwasher, stainless steel sink and drainer with mixer tap, Range cooker, space for fridge freezer and a radiator.

FIRST FLOOR

Study

13' 1" x 10' 9" (4.00m x 3.27m)

Dual aspect windows to front and side aspect, alcove storage cupboards and a radiator.

Bedroom 1

11' 9" x 15' 6" (3.57m x 4.73m)

Large bay window to rear aspect with panoramic fell view, feature window seat to side aspect with views towards Skiddaw, feature cast iron fire and a radiator.

En-Suite

4' 7" x 8' 11" (1.40m x 2.72m)

Shower cubicle with mains shower, WC, wash hand basin set in vanity unit and a heated towel rail.

Bedroom 2





GARDEN

Externally, the grounds are as captivating as the interior. The landscaped gardens are thoughtfully zoned, including an enclosed walled kitchen garden, expansive lawns interwoven with pathways and terraces ideal for enjoying the spectacular views, and a more natural wild area with mature trees and vibrant rhododendrons.

GARAGE

Single Garage

Electric door with light and power, door to the side aspect. Alongside the garage, there is ample space on a graveled/tarmac area for multiple cars.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

3279 ft²
304.7 m²

Reduced headroom

64 ft²
6 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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