



## Ivy Cottage, Borrowdale, Keswick, CA12 5XG

Guide Price £300,000

**PEK**

# Ivy Cottage

## The Property:

A charming Lakeland stone cottage nestled in the beautiful Borrowdale valley, surrounded by stunning countryside views and dramatic Lakeland fells. This delightful home has been partly upgraded, featuring a newly fitted bathroom and elegant sash windows. The cottage offers two spacious double bedrooms, a well equipped kitchen with space for dining table and chairs, a practical utility room, and a cosy sitting room complete with an inviting open fire.

Ideally located just a short drive from Keswick, this property combines peaceful rural living with easy access to local amenities, shops, and restaurants.

- Traditional Cottage
- Three Bedrooms
- Council Tax: Band D
- EPC Rating E
- Borrowdale Valley
- Panoramic Fell Views





## Ivy Cottage

### Location & Directions:

The property is approx 8 miles south of Keswick on the B5289 road in the wonderful Borrowdale valley, at the east foot of the Honister Pass and to the south of Derwentwater. Keswick is a bustling market town situated in the Lake District National Park and Unesco World Heritage Site about 18 miles west of Penrith and junction 40 of the M6 motorway via the A66.

### Directions

The property can easily be located using postcode CA12 5XG or can otherwise be found using what3words location  
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## ACCOMMODATION

### Kitchen

10' 10" x 16' 3" (3.31m x 4.95m)

Window to front aspect, range of matching wall and base units with complementary worktop, electric hob with extractor over, oven, plumbing for washing machine, stainless steel sink and drainer with mixer tap, stairs to first floor, understairs cupboard, space for dining table and electric heater.

### Utility Room

9' 8" x 9' 11" (2.95m x 3.03m)

Window and door to rear aspect, space for fridge freezer, Velux window and space for tumble dryer.

### Living Room

9' 8" x 16' 1" (2.94m x 4.91m)

Window to front aspect with Lakeland fell views, alcove shelving and a feature open fireplace with slate hearth and surround.

## FIRST FLOOR

### Landing

2' 10" x 5' 10" (0.86m x 1.78m)

Window to rear aspect and a loft hatch.

### Bedroom 1

8' 10" x 12' 9" (2.70m x 3.88m)

Window to front aspect with fell views, fitted cupboards and electric heater.

### Bathroom

5' 3" x 4' 11" (1.61m x 1.50m)

Window to front aspect, walk in shower with electric shower, WC and wash hand basin set in vanity unit and a heated towel rail.



### Bedroom 2

8' 5" x 7' 8" (2.57m x 2.33m)

Window to front aspect with fell views and a electric heater.

### Bedroom 3

10' 10" x 8' 2" (3.30m x 2.50m)

Window to rear aspect, alcove shelving and electric heater.

### 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. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

#### Services

Mains electricity, water & drainage; electric 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



## PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

[keswick@pfk.co.uk](mailto:keswick@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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