



# Underskiddaw

Offers over **£350,000**

Grooms Cottage, Underskiddaw, Keswick, CA12 4QA

A charming three storey two bedroom terrace cottage originally forming part of an impressive substantial Victorian mansion situated under two miles from Keswick.

Equally suitable as a primary home, recreational second home or for lucrative holiday rental use, this most appealing property enjoys a delightful rural setting with extensive beautifully mature surrounding gardens enjoying stunning views to the majestic range of fells.

Viewing is highly recommended.

## Quick Overview

Charming three storey two bedroom terrace cottage

Originally forming part of a prestigious substantial Victorian mansion

Delightful rural setting with stunning views to the majestic range of fells

Under two miles from Keswick

Characterful original period features

Two double bedrooms and two bath /shower rooms

Rear patio and shared courtyard

Extensive beautifully mature surrounding communal gardens

Allocated parking and guest parking

Equally suitable as a primary home, recreational second home or for lucrative holiday rental use

Property Reference: KW0530



2



2



1



E



Ultrafast  
Broadband  
Available



2



Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Vestibule

With fitted shelving.

#### Entrance Hall

#### Shower Room

With WC, wash hand basin, shower, heated towel rail, under stairs cupboard.

#### Living Room

With windows to two elevations, electric storage heater, feature sandstone fireplace with brick inlay and wood burning stove, built in chimney side cupboards.

### Lower Ground Floor:

#### Inner Hall

Approached by spiral staircase, electric storage heater, built in cylinder cupboard.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, plumbing for washing machine, electric storage heater, external door.

### First Floor:

#### Landing

With electric storage heater, built in cupboards.

#### Bedroom One

With windows to two elevations, electric storage heater, built in wardrobe.

#### En-suite Bathroom

With WC, wash hand basin, bath with shower attachment, heated towel rail.

#### Bedroom Two

With electric convector heater, built in vanity cupboard.



Living Room



Dining Kitchen



Bedroom One



En-suite Bathroom



Bedroom Two



Shower Room

### Outside:

Allocated rear paved patio. Shared rear courtyard with two communal stores. Two allocated parking spaces. Guest parking. Extensive beautifully mature surrounding communal gardens including specimen trees, sweeping lawns, various shrubs, seating areas, woodland, feature landscaped pond and secret garden.

### Services

Mains water and electricity. Electric storage heating with remote control. Septic tank drainage.

### Tenure

999 year leasehold interest from 1995.

### Service Charge

We are advised that the current service charge amounts to £1,701 per annum to cover building insurance, window cleaning and maintenance of the grounds and septic tank.

### Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed to the A591 and continue towards Bassenthwaite passing the turning signposted to Millbeck. Turn right where signposted to Oakfield House and proceed ahead on the driveway. Grooms Cottage is situated at the rear of Oakfield House.

### What3words

///task.cubic.fanfare

### Price

Offers over £350,000 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 £60.00 (inc. VAT) per individual or £50.00 (incl. 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 (incl. VAT).



Courtyard



Communal Gardens



Communal Gardens



View

Request a Viewing Online or Call 01768 741741

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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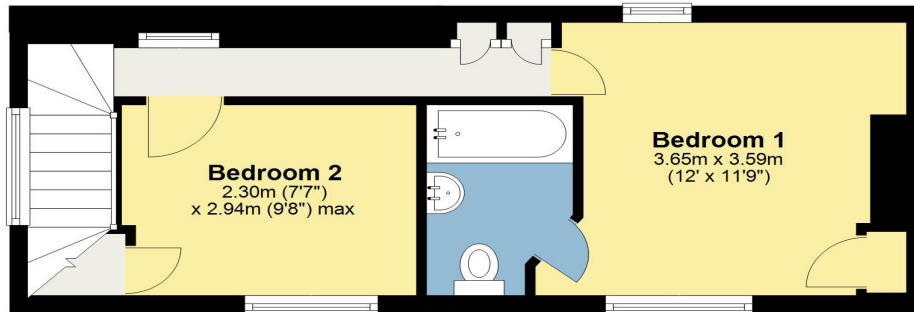


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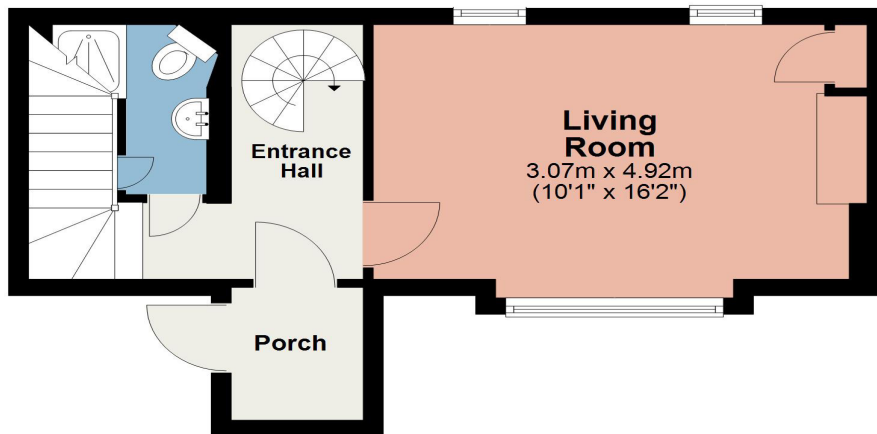
## First Floor

Approx. 27.5 sq. metres (295.7 sq. feet)



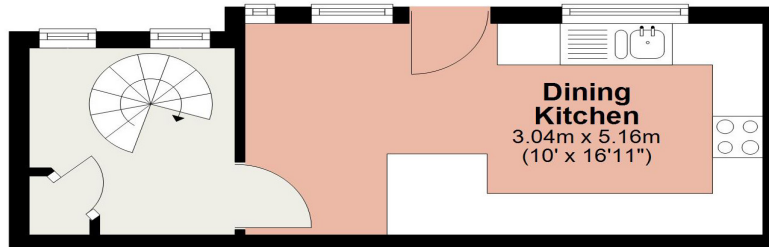
## Ground Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



## Lower Ground Floor

Approx. 20.5 sq. metres (221.0 sq. feet)



**Total area: approx. 75.8 sq. metres (815.6 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.

## Grooms Cottage, Underskiddaw, Keswick

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Request a Viewing Online or Call 01768 741741