



Flat B, 18 Leonard Street, Keswick, CA12 4EL

Guide Price £350,000

PFK

Flat B, 18 Leonard Street

The Property:

Beautifully presented and full of character, this light and spacious Victorian maisonette effortlessly combines period charm with generous living space. Original features, including high ceilings and an attractive stone façade, create a wonderful sense of elegance throughout.

The property welcomes you with a spacious entrance hallway leading to the private entrance of Sula's Loft. On the first floor, there is a generous utility/laundry room to the rear, alongside a family bathroom, a separate shower room, and a well proportioned kitchen/dining room. To the front of the property, the impressive sitting and dining room provides an ideal space for entertaining, complete with a charming feature fireplace.

The second floor offers three well sized double bedrooms, while the third floor is dedicated to the spacious principal bedroom. Adjacent to the principal bedroom is a large open storage area, offering excellent potential to be converted into an ensuite bathroom, subject to the necessary consents, and a separate locked storage room.

Occupying one of just two apartments within this handsome original Victorian building, Sula's Loft enjoys a highly desirable location just a five minute walk from the town centre. Offering an exceptional blend of character, space and future potential, this unique home must be viewed to be fully appreciated.





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Location & Directions:

Keswick is a bustling market town on the shores of Derwentwater. The town's many amenities include a variety of shops, restaurants and pubs, a leisure pool, museum, cinema and the much respected Theatre By The Lake. The property is located in a popular residential area, within a short walk of the town centre and set amongst some spectacular scenery.

Directions

The property can easily be located using postcode CA12 4EL or can otherwise be found using what3words location [///dragon.quoted.bluffing](https://www.what3words.com/en////dragon.quoted.bluffing)



- 4 bedrooms & 2 bathrooms
- EPC rating E
- Council Tax: Assessed for business rates
- Lakeland fell views
- Tenure: Leasehold
- Convenient town centre location

ACCOMMODATION

Shared Entrance Hallway

FIRST FLOOR

Landing

3' 6" x 4' 4" (1.07m x 1.32m)

Split level landing with a radiator.

Shower Room

6' 4" x 5' 8" (1.92m x 1.72m)

Window, shower cubicle with mains shower, wash hand basin, WC and a radiator.

Bathroom

7' 6" x 6' 11" (2.28m x 2.10m)

Window, bath with electric shower over, WC, wash hand basin and a radiator.

Utility/Laundry Room

10' 9" x 6' 0" (3.28m x 1.84m)

Window to rear aspect, fire escape door to the side, base unit with stainless steel sink, drainer and mixer tap and space for a washing machine.

Kitchen/Dining Room

10' 1" x 12' 10" (3.07m x 3.90m)

Window, a range of matching wall and base units, complementary work surfacing, tiled splashback, stainless steel sink, drainer and mixer tap, oven with gas hob and extractor over, space for a dishwasher, fridge and freezer and a radiator.

Living/Dining Room

18' 2" x 13' 5" (5.53m x 4.09m)

Windows to front aspect, feature stone fireplace with inset electric fire, spacious dining table area and a radiator.

Half Landing

Window to rear aspect.



SECOND FLOOR

Landing

6' 6" x 6' 1" (1.97m x 1.85m)

Radiator and stairs to third floor.

Bedroom 1

6' 10" x 10' 8" (2.08m x 3.25m)

Window to front aspect, larger understairs storage area and a radiator.

Bedroom 2

10' 11" x 13' 5" (3.33m x 4.09m)

Window to front aspect and a radiator.

Bedroom 3

10' 10" x 12' 10" (3.31m x 3.92m)

Window to rear aspect and a radiator.



THIRD FLOOR

Landing

3' 10" x 3' 7" (1.18m x 1.09m)

Storage area and locked cupboard opposite, currently used for storage but could be easily adapted to an ensuite, subject to necessary planning consent.

Principal Bedroom

9' 5" x 18' 3" (2.88m x 5.56m)

Dual aspect where the views of the surrounding Lakeland fells can be really enjoyed and a radiator.





Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1359 ft²

126.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ADDITIONAL INFORMATION

Referral Fee Disclosure

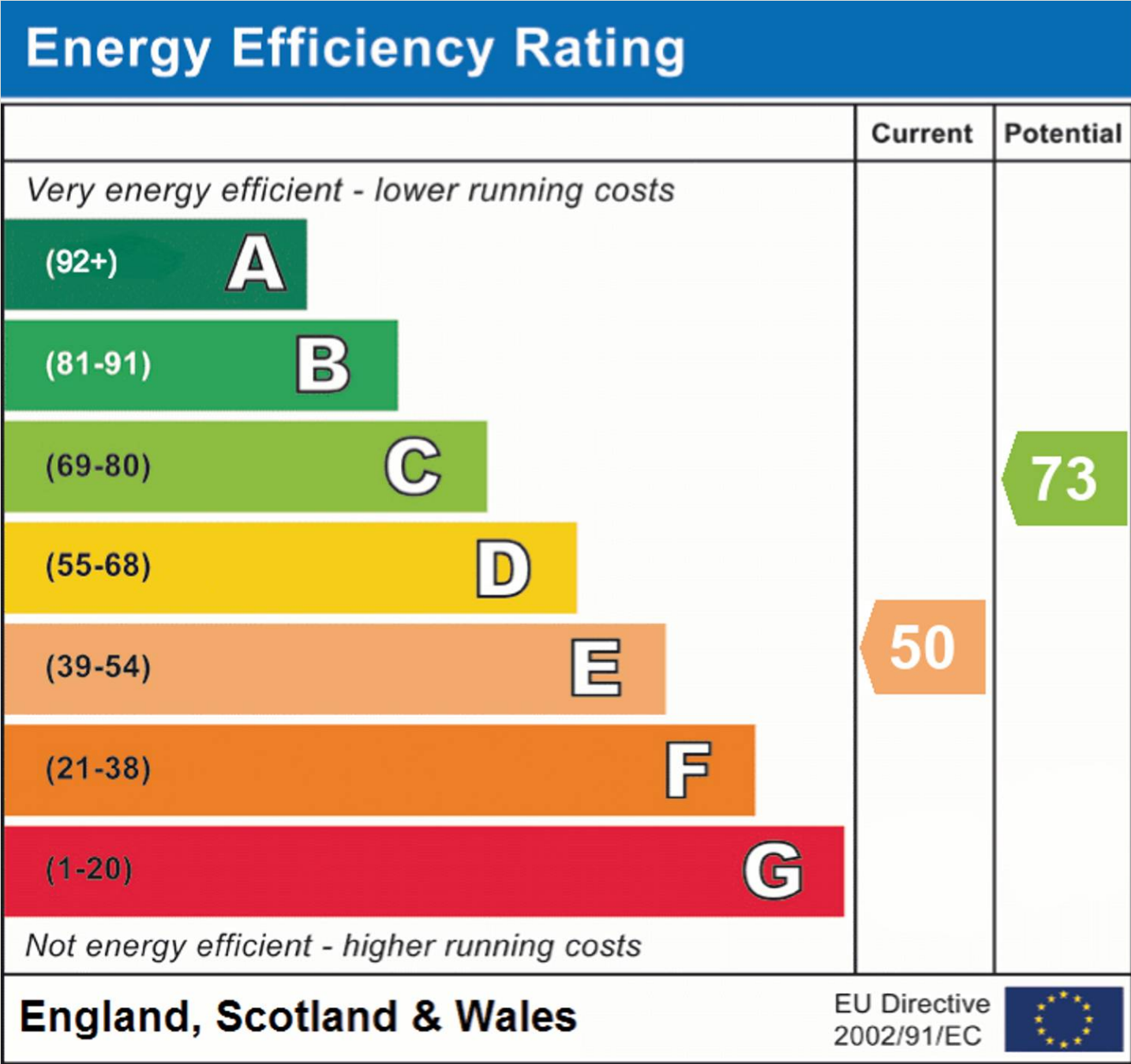
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Services

Mains electricity, gas, water & drainage; gas central heating controlled by smart thermostat; 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.

Tenure

The property is leasehold and shares the freehold with the apartment below (18A). There is no service charge and any works are split at a 60:40 ratio between the apartments as and when required.





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