



Cumbria, Portinscale, Keswick, CA12 5RQ

Prices From £595,000

PFK

Cumbria

The Property:

A beautifully presented home occupying an enviable elevated position in a peaceful, tucked away part of the village, commanding breathtaking panoramic views across the Lakeland fells. This attractive property offers well planned and versatile accommodation, complemented by a garage, beautifully maintained front and rear gardens, and a practical sunroom/utility providing convenient everyday access to the home.

The ground floor welcomes you with a spacious entrance hall and a convenient WC. The cosy sitting room is perfectly positioned to take full advantage of the spectacular Lakeland fell views, creating a wonderful space to relax. To the rear, the open-plan living/dining kitchen overlooks the attractive garden, providing an ideal setting for both family life and entertaining. The kitchen flows seamlessly into a delightful conservatory, which enjoys garden views and provides direct access to the rear of the property, enhancing both its practicality and appeal.

Upstairs, a generous landing leads to three well proportioned bedrooms, a family bathroom, and a separate WC, offering comfortable accommodation for families and visiting guests alike.

Situated within easy walking or driving distance of the centre of Keswick, this superb home enjoys the perfect balance of a peaceful village setting and convenient access to the town's excellent amenities. Combining an exceptional location with outstanding views.





Cumbria

Location & Directions:

Portinscale is a delightful village offering all the charm and views of the Lake District. There is a strong sense of community in the village and it also has excellent facilities, including village hall, pub, café/restaurant and marina. It is set back off the A66, and just a short offroad walk into Keswick, with an easy commute to a number of surrounding villages and towns including Keswick, Cockermouth, Grasmere, Penrith and the M6 at Junction 40.

Directions

The property can easily be located using postcode CA12 5RQ or can otherwise be found using what3words location
/////snowballs.fenced.aunts

- EPC rating E
- Council Tax: Band E
- Panoramic Lakeland fell views
- Tenure: Freehold
- Three bedrooms
- Garage & gardens
- Beautiful decorative order throughout



ACCOMMODATION

Entrance Porch

4' 5" x 2' 11" (1.35m x 0.88m)

Hallway

4' 4" x 14' 5" (1.32m x 4.40m)

Stairs to first floor and a radiator.

WC

2' 6" x 4' 11" (0.77m x 1.50m)

WC, wash hand basin and a radiator.

Living Room

12' 10" x 12' 11" (3.92m x 3.94m)

Window to front aspect with panoramic fell views, feature fireplace with wood burning stove and a radiator.

Open Plan Kitchen/Dining Room

20' 6" x 13' 3" (6.25m x 4.04m)

Window to rear aspect, door and window into sunroom, range of matching wall and base units, complementary worktop, Belfast sink with mixer tap, oven, electric hob with extractor over, integrated fridge, space for dining table, feature fireplace with wood burning stove and a radiator.

Sunroom

8' 7" x 12' 2" (2.62m x 3.70m)

Windows to two sides, door into garage, door to garden and storage cupboards.

FIRST FLOOR

Landing

2' 9" x 10' 4" (0.84m x 3.16m)

With window to front aspect on half landing, fitted storage cupboard and a loft hatch.



WC

3' 0" x 4' 2" (0.91m x 1.26m)

With window to front aspect and a WC.

Bedroom 1

11' 1" x 13' 9" (3.39m x 4.19m)

Window to front aspect with fell views and a radiator.

Bedroom 2

11' 1" x 13' 9" (3.38m x 4.18m)

Window to rear aspect, built in wardrobes and a radiator.

Bedroom 3

9' 1" x 7' 9" (2.78m x 2.37m)

Window to rear aspect and a radiator.

Bathroom

6' 0" x 6' 4" (1.82m x 1.92m)

Window to side aspect, wash hand basin set in vanity unit, bath with mains shower over and a radiator.





EXTERNALLY

Garden

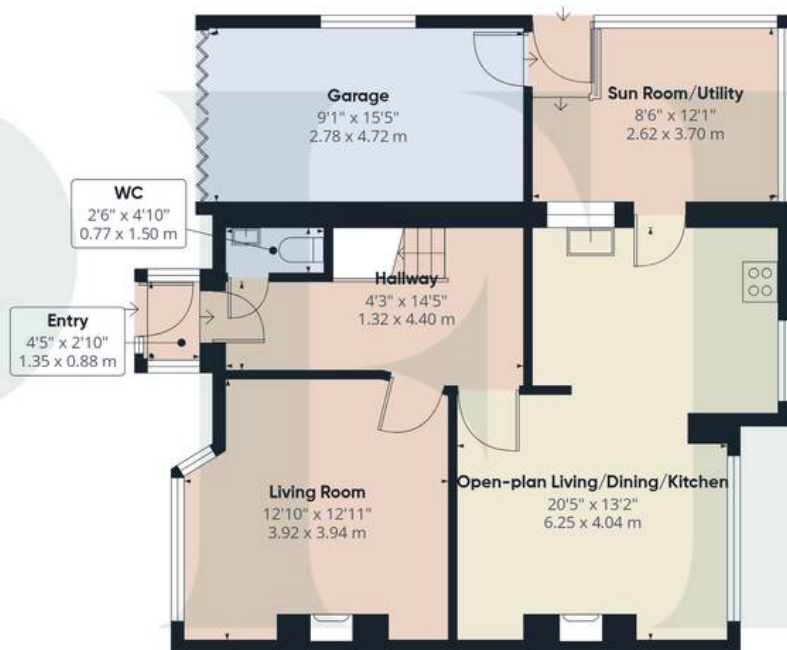
To the front of the property is a gravelled driveway providing offroad parking and access to a single garage, alongside a lawn with a mature flower border. Side access leads to the rear garden, which has been thoughtfully terraced to create a variety of usable outdoor spaces. There are seating areas positioned to make the most of the sunshine and the stunning views, while an elevated level lawn at the top of the garden, provides an ideal space for relaxation or recreation. The garden also features a mature apple tree and raised planted borders, all enjoying beautiful panoramic views of the surrounding Lakeland fells.

Garage

Single Garage

A gravelled driveway leads to a single garage.



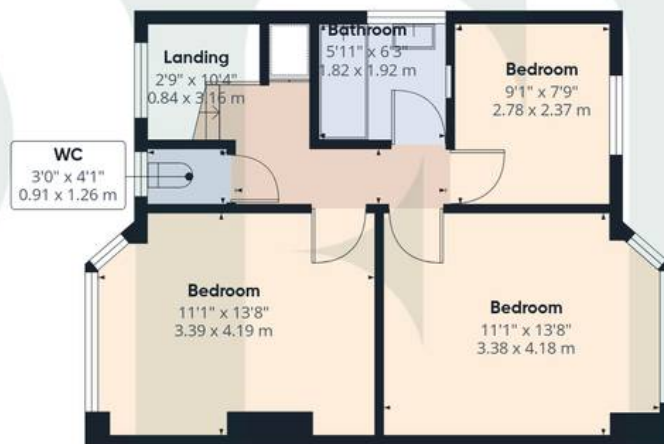


Floor 0

Approximate total area⁽¹⁾

1229 ft²

114.3 m²



Floor 1

(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

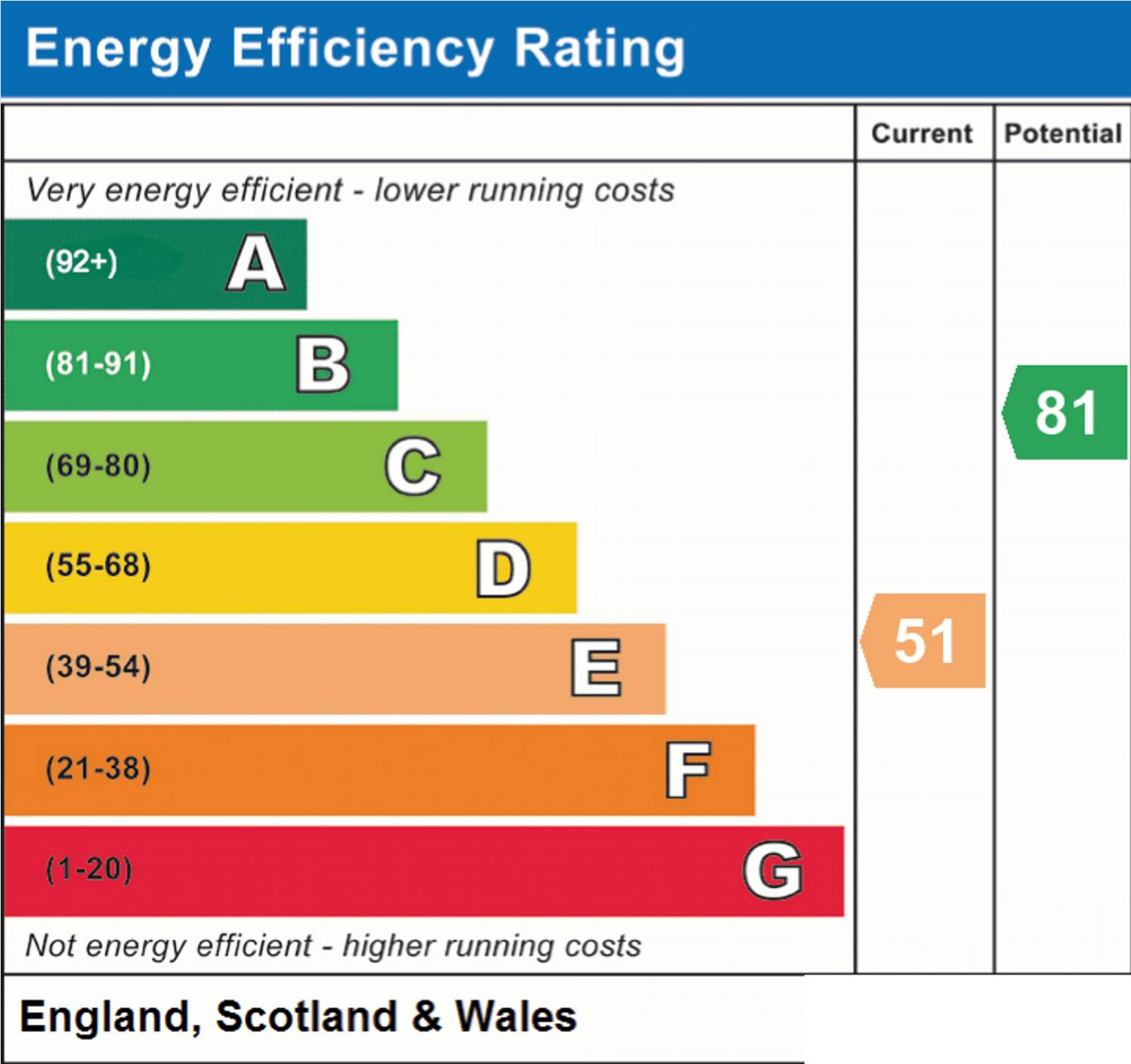
Referral & Other Payments

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, Beyond Conveyancing Ltd): £120 to £240 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, gas, water & drainage; gas 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.





PFK Estate Agency Keswick

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

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/

PFK

