



St Johns in the Vale

Howe View, 14 Back Lane, St Johns in the Vale, Keswick, CA12 4TQ

A charming semi-detached two bedroom period cottage occupying an approximately 0.16 acre site in a stunning rural Lakeland setting within the renowned St John's in the Vale located approximately five miles from Keswick and enjoying spectacular views to the majestic range of surrounding fells.

Offers Over £375,000

Quick Overview

Charming semi-detached period cottage
 Stunning rural Lakeland setting in the
 renowned St John's in the Vale
 Spectacular views to the majestic range of
 surrounding fells
 Approximately 0.16 acre site
 Five miles from Keswick
 Two double bedrooms
 Living room and dining kitchen
 Extensive mature gardens
 Detached garage and outbuildings
 On-site parking areas

Property Reference: KW0576



2



1



1



F



Ultrafast
Broadband
Available



3



Living Room



Dining Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

Entrance Vestibule | Living Room | Dining Kitchen | Rear Porch

First Floor:

Landing | Bedroom 1 | Bedroom 2 | Bathroom

Outside:

Driveway | On-site Parking | Outbuildings | Detached Garage | Extensive Gardens

Services

Mains water and electricity. Sewage treatment drainage system. Electric heating.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed on the A591 heading towards Grasmere. After approximately five miles turn left onto the B5322. Proceed ahead and the property is situated on the right.

What3words

///school.throw.committed

Price

Offers over £375,000 are invited.

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 (inc. VAT) per individual or £50 (inc. 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 (inc. VAT).



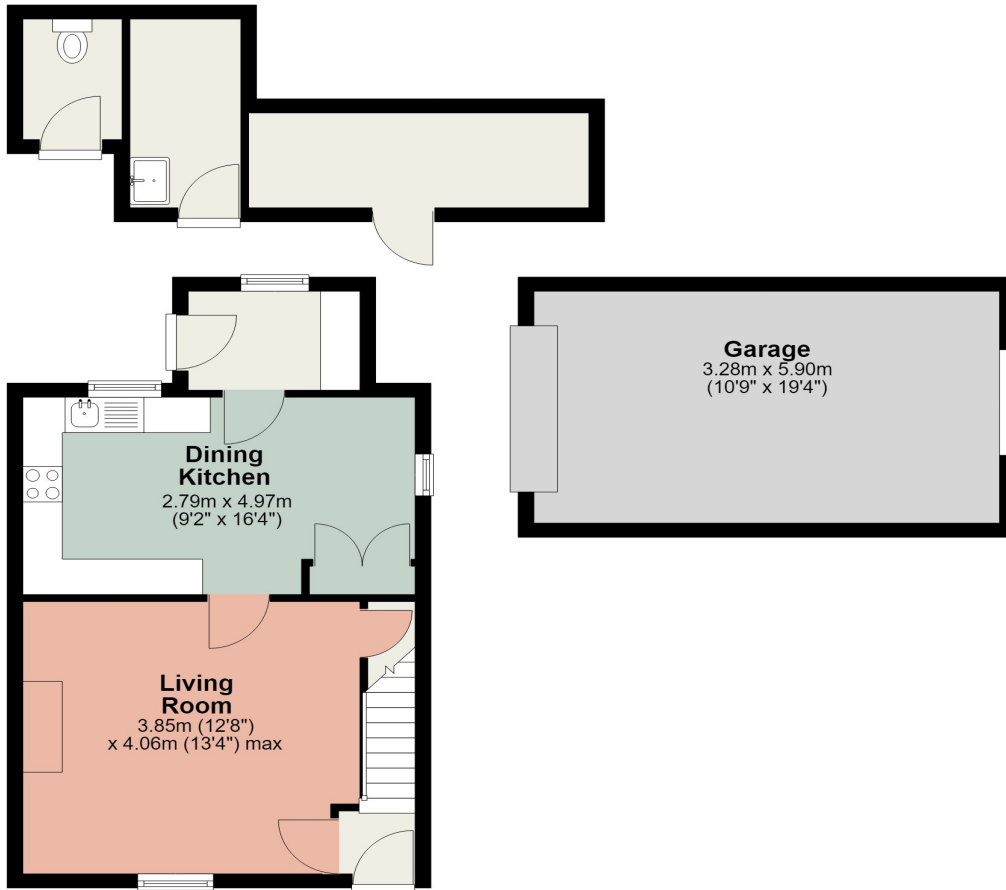
Setting



Garden

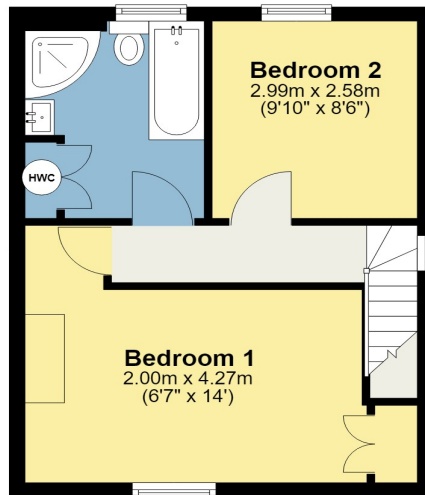
Ground Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 100.5 sq. metres (1082.2 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.

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