



## 2 Tower Cottages, Portinscale, Keswick, CA12 5RB

Guide Price £315,000

**PFK**

## 2 Tower Cottages

### The Property:

A traditional stone terraced cottage, modernised throughout, with recently fitted kitchen, shower room and wood burning stove, yet retaining lovely original cottage features. The accommodation, which is beautifully presented, briefly comprises entrance porch, living room with cosy woodburning stove and built in shelving. Leading into the modern kitchen/dining room with stairs to the first floor, utility/rear porch area with washing machine and wall mounted boiler, shower room and on the first floor are two well appointed bedrooms.

Externally is a courtyard seating area behind the property and an outside store a short walk down the terrace. The front of the property has a raised paved seating area, perfect for enjoying the village surroundings. Situated just a short distance from Keswick in the popular village of Portinscale.

- EPC rating D
- Council Tax: Band B
- Tenure: Freehold
- Two bedrooms
- Courtyard seating area to rear
- Popular village location
- Fully refurbished
- No onward chain





## 2 Tower Cottages

### 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 5RB or can otherwise be found using what3words location [///shin.explained.skis](https://www.what3words.com/location////shin.explained.skis)



## ACCOMMODATION

### Entrance Porch

3' 9" x 2' 5" (1.14m x 0.74m)

### Living Room

9' 6" x 11' 1" (2.89m x 3.39m)

Window to front aspect, feature fireplace with wood burning stove set on slate hearth, radiator, feature alcove shelving and cupboard.

### Kitchen

10' 6" x 8' 10" (3.21m x 2.68m)

Window to rear aspect, range of matching wall and base units, complementary worktop, inset sink with mixer tap, oven, hob with extractor over, integrated microwave, integrated dishwasher, space for dining table, stairs to first floor, understairs cupboard and a radiator.

### Utility Room

5' 1" x 2' 8" (1.54m x 0.81m)

Door to rear aspect, wall mounted boiler and plumbing for washing machine.

### Bathroom

7' 0" x 4' 10" (2.13m x 1.48m)

Obscured window to side aspect, WC, wash hand basin set in vanity unit, walk in shower with mains shower and a heated towel rail.

## FIRST FLOOR LANDING

2' 7" x 3' 3" (0.79m x 0.99m)

### Bedroom 1

9' 9" x 11' 9" (2.97m x 3.59m)

Window to front aspect, loft hatch and a radiator.

### Bedroom 2

8' 5" x 9' 1" (2.57m x 2.77m)

Window to rear aspect and a radiator.





## EXTERNALLY

### Garden

Cobbled courtyard area a short walk down the terrace at the rear of the property along with a useful storage outhouse. To the front is a paved seating area.

## ADDITIONAL INFORMATION

### Referral Fee Disclosure

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.
- 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.







# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



## 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/)

# PFK

