



8 Briar Rigg, Keswick, CA12 4NW

Guide Price £695,000

PFK

8 Briar Rigg

The Property:

A beautifully presented home with thoughtfully modernised and fully upgraded accommodation throughout, in particular the addition of a spacious garden room/conservatory with a wood burning stove. The property offers deceptively spacious, well proportioned accommodation which has been completed to a high specification. A light welcoming hallway, living room with wood burning stove, bedroom/gym, kitchen, second bedroom and shower room on the ground floor. On the lower ground floor are two double bedrooms, shower room, dressing room, dining room and a large garden room. There could be separate annexe accommodation with independent access and rear door. The annexe would have an open plan bedroom/living area, with access into the garden room, kitchen and shower room. All benefitting from offroad parking for two cars and a garage, all a short walking distance to Keswick town centre.





8 Briar Rigg

Location & directions:

Situated within the Lake District National Park, Briar Rigg is a popular residential area within easy access of Keswick town centre and all local amenities including shops, cafes, restaurants, cinema, museum and the renowned Theatre by the Lake. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15miles).

Directions

The property can easily be located using postcode CA12 4NW or can otherwise be found using what3words location
[///cotton.intervene.bluffs](https://www.what3words.com/en/cotton.intervene.bluffs)

- Tenure: Freehold
- Council tax bands E & A
- EPC rating D
- 4 beds & Annexe accommodation
- Deceptively spacious
- Well proportioned rooms
- Fully refurbished to a high specification
- Large sunroom
- Garage & driveway



ACCOMMODATION

Entrance Hallway

4' 9" x 14' 10" (1.45m x 4.53m)

Radiator and stairs to lower ground floor.

Living Room

16' 7" x 13' 9" (5.05m x 4.20m)

Window to front aspect, feature fireplace with wood burning stove and stone hearth, radiator.

Bedroom 1

12' 8" x 10' 9" (3.86m x 3.27m)

Window to rear aspect and a radiator.

Bedroom 2/Gym

11' 0" x 7' 1" (3.36m x 2.16m)

Window to front aspect, fitted storage cupboard and a radiator.

Bathroom

6' 8" x 5' 3" (2.02m x 1.60m)

Obscured window to rear aspect, bath with shower attachment, WC, wash hand basin, heated towel rail and a loft hatch.

Kitchen

12' 10" x 8' 7" (3.90m x 2.62m)

Window to rear aspect overlooking the garden, a range of matching wall and base units, quartz worktop, composite sink and drainer with stainless steel mixer tap, integrated fridge freezer, integrated dishwasher, hob with extractor over, oven, integrated microwave and a radiator.

Rear Hallway

4' 0" x 5' 7" (1.23m x 1.69m)

Window to rear aspect, fitted storage cupboard with worktop, stairs to lower ground floor annexe and a door into the garage.



LOWER GROUND FLOOR

Hallway

21' 5" x 3' 0" (6.53m x 0.91m)

Stairs to ground floor, door to side aspect, understairs cupboard.

Bedroom 3

10' 10" x 10' 10" (3.29m x 3.30m)

Window to rear aspect and a radiator.

Dressing Room

12' 4" x 3' 11" (3.77m x 1.19m)

Bespoke fitted sliding doors to both sides.

Bedroom 4

10' 0" x 14' 1" (3.06m x 4.28m)

Doors into the sunroom and a radiator.

Shower Room

7' 9" x 2' 8" (2.36m x 0.82m)

Shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.

Sunroom /Garden Room

18' 7" x 11' 10" (5.66m x 3.60m)

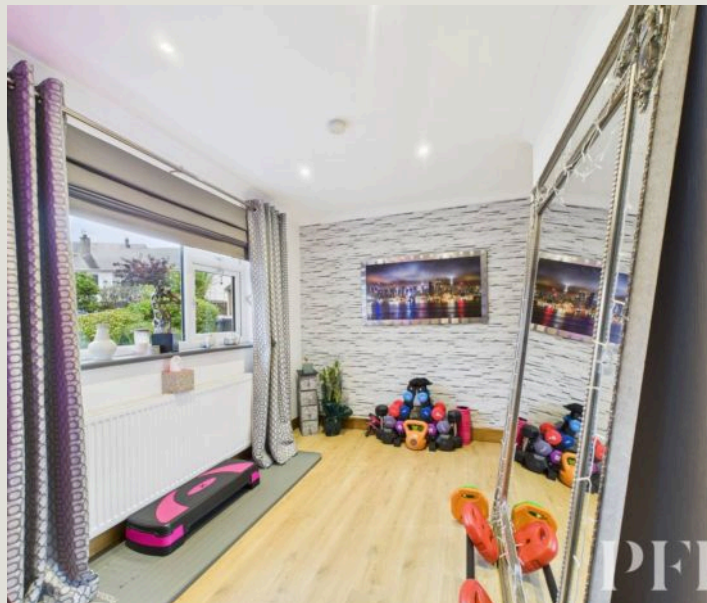
This is a beautiful bright spacious room with doors to three sides, electric radiators, feature wood burning stove with granite hearth and space for a wine cooler.

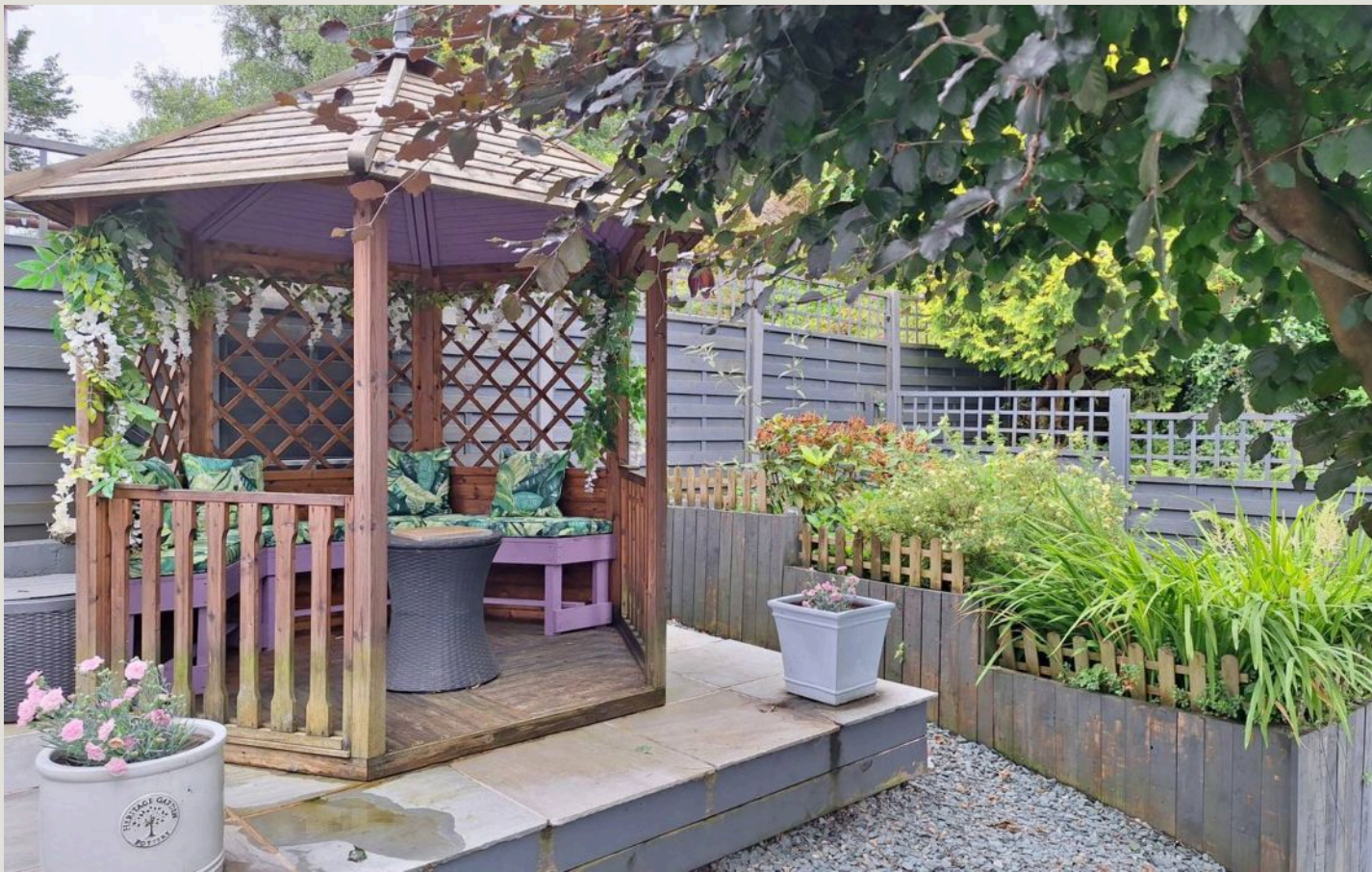
ATTACHED ANNEXE ACCOMODATION

Living Area/Bedroom

10' 8" x 22' 5" (3.24m x 6.82m)

Currently used as a dining room. This spacious area has radiator, doors into the sunroom and space to incorporate a bedroom.





Kitchen

8' 10" x 12' 0" (2.68m x 3.67m)

Window to side aspect, range of matching wall and base units, complementary worktop with upstand, oven, hob with extractor over, space for integrated fridge freezer, washing machine, composite sink and drainer with stainless steel mixer tap, integrated microwave and a radiator.

Shower Room

8' 9" x 3' 3" (2.66m x 1.00m)

Shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.

Hallway

3' 10" x 5' 7" (1.16m x 1.71m)

Stairs to ground floor, understairs cupboard, door to rear aspect which provides separate private access into the Annexe.

EXTERNALLY

Garden

To the rear is a well thought out garden, terraced and utilised fully, having a variety of seating areas, raised borders and paved for ease of maintenance. Elevated picturesque seating area taking in wonderful views of Skiddaw. To the front of the property is a shillied area providing offroad parking for two vehicles and a paved area with mature potted plants.

GARAGE

Single Garage

2.75m x 5.10m (9' 0" x 16' 9") Matching wall and base units with complementary worktop, stainless steel sink and drainer with mixer tap, space for a fridge, washing machine and dryer. Electric up and over door, light, power and water.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1963.66 ft²

182.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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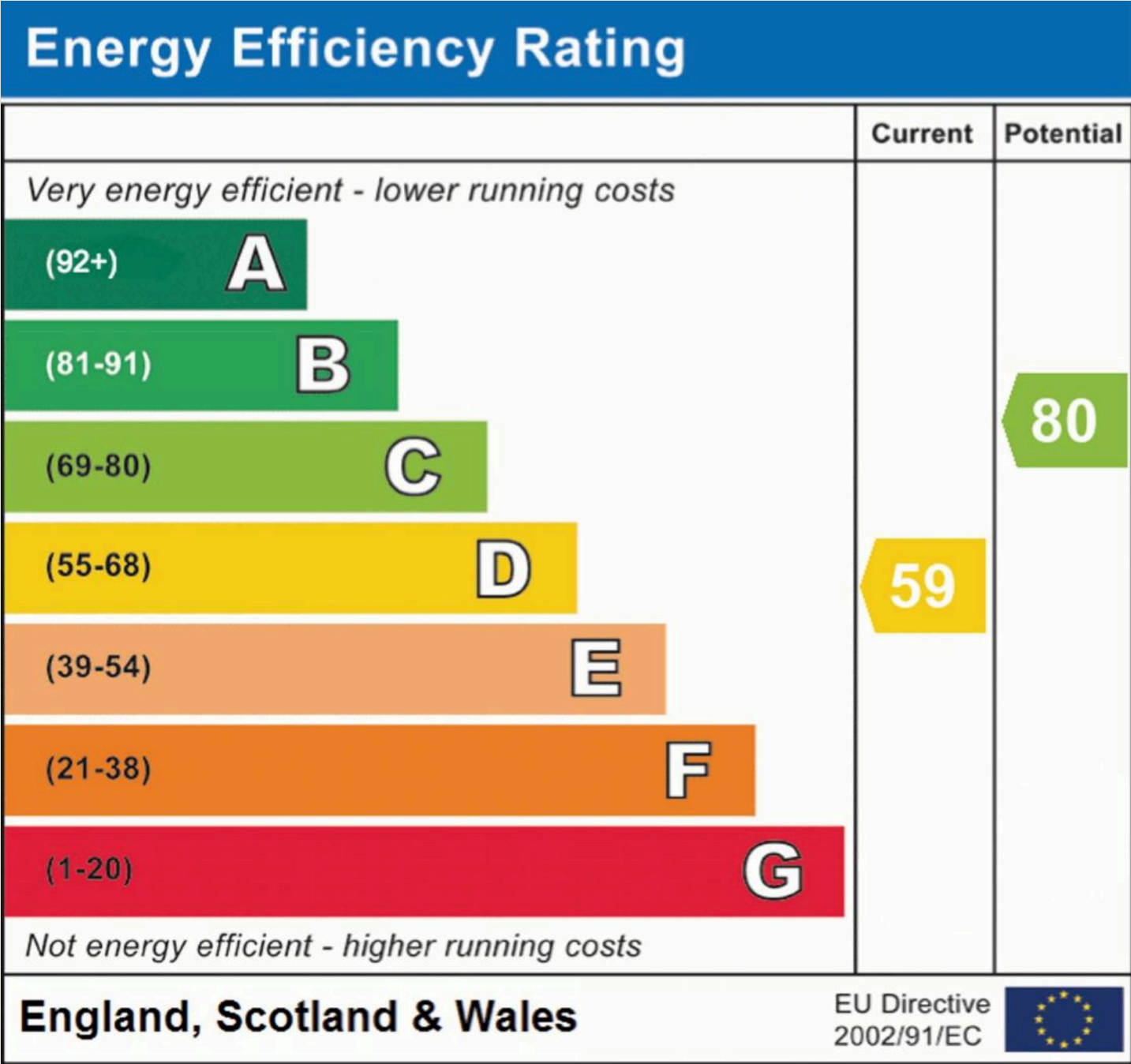
ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

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.





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