



Jaytrees  
Chestnut Hill | Keswick | Cumbria | CA12 4LR

# JAYTREES



*Perfectly positioned on the elevated slopes of Chestnut Hill, Jaytrees enjoys one of Keswick's most enviable outlooks, with sweeping views across the surrounding Lakeland fells and towards the shimmering waters of Derwent Water. From sunrise lighting the mountains to evenings spent watching the changing colours of the landscape, this is a home that places the beauty of the Lake District firmly at the centre of everyday life.*



# ACCOMMODATION

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Recently renovated and modernised throughout, Jaytrees combines contemporary design with the warmth and comfort expected of a Lakeland retreat. Thoughtfully reimagined to create bright, sociable living spaces that connect seamlessly with the outdoors, the property offers an exceptional opportunity to enjoy modern living in one of the Lake District's most sought-after towns.

## Living Space

Upon entering Jaytrees you are welcomed into a spacious open-plan kitchen, dining and living area designed for modern living and entertaining. Flooded with natural light from large windows and a set of folding doors opening onto the terrace, this impressive space immediately captures the stunning outlook.

The kitchen is both stylish and highly functional, featuring shaker-style cabinetry topped with elegant marble work surfaces. A central island forms the focal point of the room, incorporating an induction hob with downdraft extractor and providing seating for six – perfect for casual dining and social gatherings.

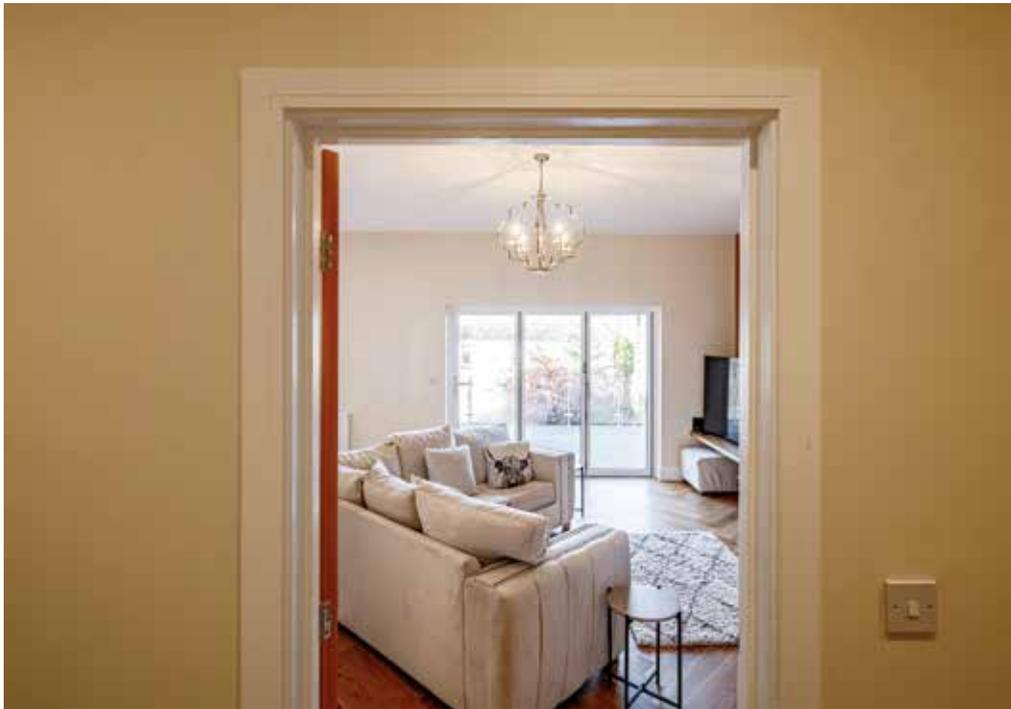
Integrated appliances include a full-height fridge and freezer, built-in oven and microwave, along with a dishwasher neatly positioned beside the sink area.

The adjoining living area provides a comfortable space to unwind after a day exploring the surrounding fells. A log burning stove creates warmth and character, while contemporary wood panelling within the alcoves adds a subtle sense of texture and modern style. Oak internal doors and flooring throughout further enhance the high-quality finish of the home.













# SUMMARY

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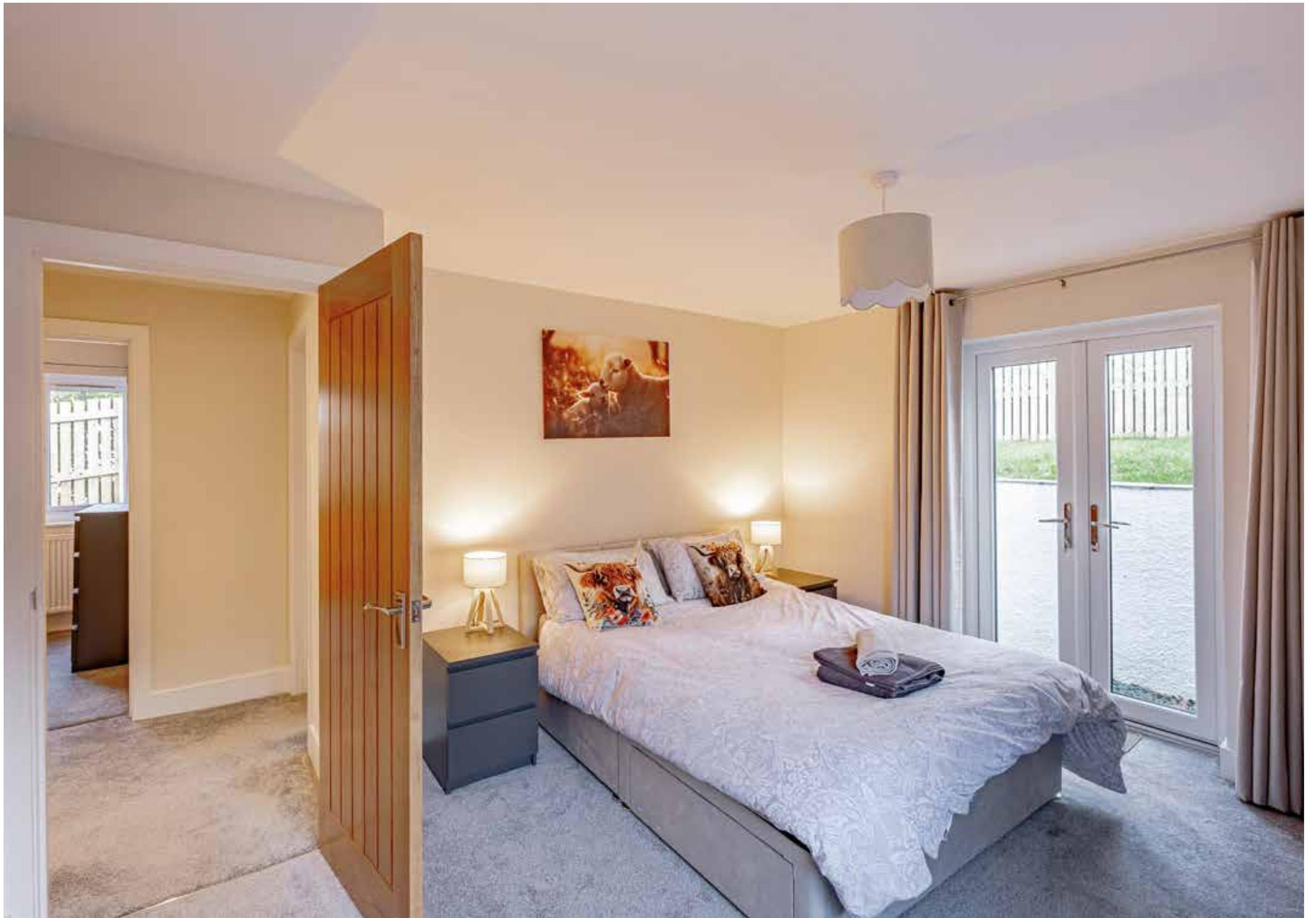
## Bedrooms & Bathrooms

Beyond the living space, the property offers three well-proportioned double bedrooms.

The primary bedroom is particularly generous and benefits from a stylish ensuite featuring a large walk-in shower. Patio doors provide additional natural light while also offering direct access to the rear terrace and garden.

The remaining bedrooms are served by a well-appointed family bathroom, fitted with a bath and overhead shower. A backlit mirror introduces a touch of luxury, while integrated vanity storage ensures practicality for everyday living.

















## OUTSIDE

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Externally, Jaytrees continues to impress with beautifully arranged outdoor spaces designed to maximise both privacy and the exceptional views.

To the front of the property, a generous terrace wraps around the home and leads to a secluded seating area currently housing a hot tub. With direct access from the folding doors of the main living space, this terrace is perfectly suited to alfresco dining, entertaining, or simply enjoying the spectacular outlook towards Grisedale Pike and across Derwent Water.

To the rear, a second elevated terrace provides an even higher vantage point, accompanied by a private garden bordered by mature trees, creating a peaceful and sheltered setting.

Thoughtfully designed accent lighting throughout the grounds enhances the property beautifully after dark. Subtle lighting highlights the architecture of the house, while uplighting within the rear trees creates a dramatic and atmospheric backdrop

## LOCATION

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Chestnut Hill is widely regarded as one of Keswick's most desirable residential settings. Elevated above the town, it offers a quieter and more private environment while remaining within easy walking distance of Keswick's vibrant centre.

From independent cafés and traditional Lakeland pubs to excellent restaurants and boutique shops, Keswick provides a wealth of amenities and a thriving community atmosphere. Cultural highlights include the renowned Theatre by the Lake, while the surrounding landscape offers endless opportunities for walking, cycling, sailing and outdoor adventure.







# GENERAL REMARKS AND INFORMATION

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Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: D

Services: Jaytrees is served by mains electricity, water, Gas & Sewage.

Direct Fibre broadband is currently provided via EE with speeds available up to 1000mbps

Council Tax: Local authority – Cumberland council. Council tax currently in band E

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website

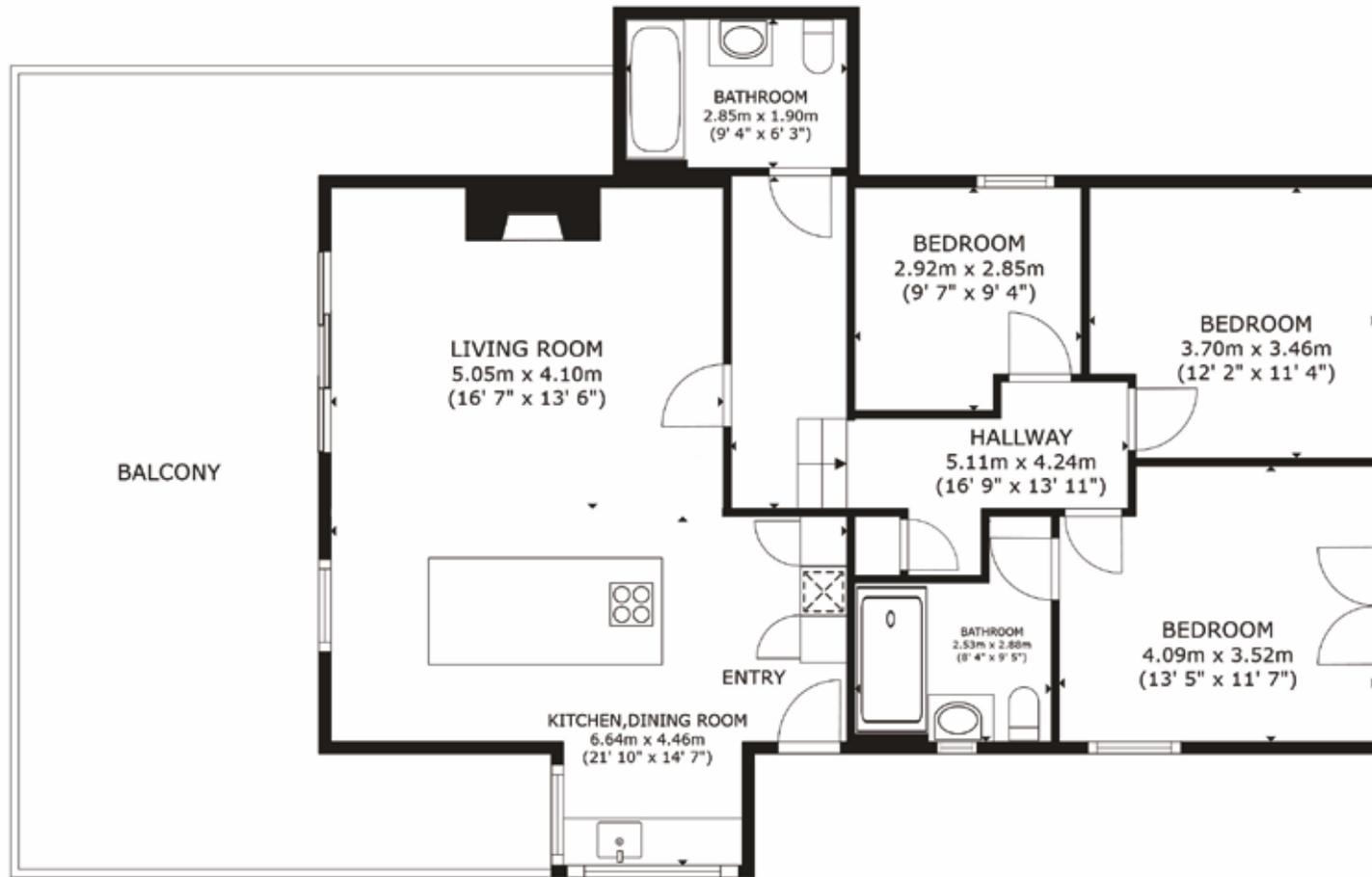
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Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them

Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of

£50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 105.0 m<sup>2</sup> (1,130 sq.ft.)  
 EXCLUDED AREAS : BALCONY 48.6 m<sup>2</sup> (524 sq.ft.)  
 TOTAL : 105.0 m<sup>2</sup> (1,130 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
90+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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