



## Bassenthwaite

Offers over **£950,000**

Silver Trees, Bassenfell, Bassenthwaite, Keswick, CA12 4RL

A rare opportunity to acquire a most impressive substantial detached four bedroom bungalow occupying a magnificent 0.8 acre idyllic site with fell views and beautifully mature surrounding gardens.

Silver Trees nestles in a highly desirable private residential location within the enchanting grounds of a former period mansion house located approximately seven miles from Keswick, six miles from Cockermouth and one mile from Bassenthwaite village.

Bassenthwaite provides a primary school, church and public house. Other nearby facilities include Bassenthwaite Lake and sailing club, Bassenthwaite Lake Station cafe and a first class leisure complex at Armathwaite Hall hotel. Numerous fell walks are close by including Skiddaw and Ullock Pike.

### Quick Overview

Most impressive substantial detached bungalow

Magnificent 0.8 acre idyllic site nestling in the enchanting grounds of a former mansion

Beautifully mature surrounding gardens and fell views

Highly desirable private residential location

Seven miles from Keswick and six miles from Cockermouth

Four bedrooms and two bath / shower rooms

Living room / dining room and dining kitchen

Double garage

Property Reference: KW0558



4



2



1



TBC



Superfast  
Broadband  
Available



4



Living Room



Living Room



Dining Room



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, built in cupboard.

#### Living Room

With large floor to ceiling picture windows optimising the view over the front garden and capturing the evening sunsets, feature Buttermere slate wall including raised fireplace, radiator, open archway to the dining room.

#### Dining Room

With radiator.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, microwave, extractor unit, plumbing for washing machine, radiator.

#### Utility Room

With fitted base and wall units, access door to garage, external door.

#### Inner Hall

With double doors opening onto the front patio and garden, radiator, built in cupboard including water tank.

#### Front Bedroom One

With double doors opening onto to the front patio and garden, radiator, range of built in wardrobes.

#### Rear Bedroom Two

With windows to two elevations, radiator.

#### Rear Bedroom Three

With radiator, built in cupboards.

#### Rear Bedroom Four

With radiator, built in cupboards.

#### Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail, built in cupboard.

#### Bathroom

With WC, wash hand basin, sunken bath, ceramic wall tiling, heated towel rail.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Outside:

Extensive 0.8 acre site approached by a private entrance road and comprising driveway, on-site parking area, beautifully mature surrounding gardens comprising sweeping lawns, a variety of stocked and shrubbed borders, numerous specimen trees, paved patios, oil tank. There is a right of way over the front part of the driveway to provide access to the neighbouring field.

### Double Garage

With electric light and power.

### Services

Mains water, electricity and drainage. Oil central heating.

### Tenure

Freehold.

### Council Tax

Band G.

### Viewing

By appointment with Hackney & Leigh's Keswick office.

### Directions

From Keswick proceed west of the A591 heading towards Bassenthwaite. At the crossroads by the Castle Inn turn right where sign posted to Ireby and the private entrance road leading to the property is the first turning on the right. Continue ahead to the end of the entrance road and Silver Trees is the last dwelling located on the left.

### What3words

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### Price

Offers over £950,000 are invited for consideration.

### 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 £60.00 (inc. VAT) per individual or £50.00 (incl. 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 (incl. vat).



Bedroom One



Bedroom Two



Front Garden



Front Garden

Request a Viewing Online or Call 01768 741741

## Meet the Team

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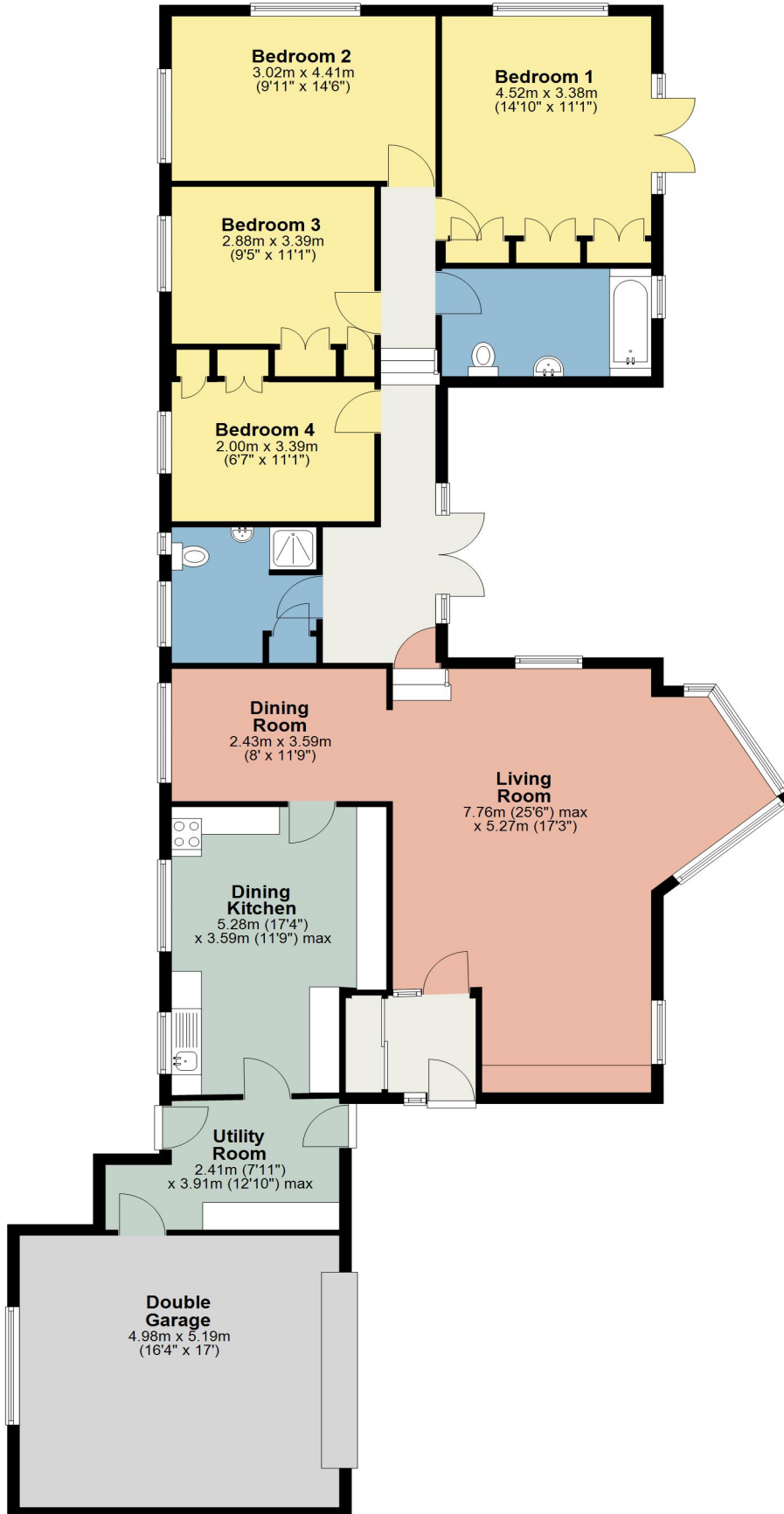


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## Ground Floor

Approx. 177.1 sq. metres (1906.4 sq. feet)



Total area: approx. 177.1 sq. metres (1906.4 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.

### Silver Trees, Bassenfell, Bassenthwaite, Keswick

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Request a Viewing Online or Call 01768 741741