



Lyndhurst, 22 Southey Street, Keswick, CA12 4EF

Guide Price £525,000

PFK

Lyndhurst

The Property:

A well presented traditional Victorian terrace, currently arranged as a guest house, with five/six letting rooms and two owners rooms along with a dressing room and bathroom. A change of use has previously been granted for the property to operate as either a guest house, holiday let or HMO and an application has now been submitted for residential use.

The accommodation is well arranged over three floors and offers generous living space, with a living room, dining room, kitchen and utility on the ground floor. On the first floor, laid out perfectly for an owners accommodation, is a bathroom and a double bedroom leading up to a large dressing room and a further single room. This floor also has three letting rooms, with one currently used as an owners family and friends room and a separate WC. On the second floor are a further three letting ensuite bedrooms, making it a versatile home suited to a variety of lifestyles.

Ideally positioned in the heart of the town, the property is just a five minute walk from a full range of amenities, while still enjoying delightful Lakeland fell views from the upper floors. To the rear, there is a courtyard providing an inviting outdoor space and practical covered side area.





Lyndhurst

Location & Directions:

Situated within walking distance of Keswick town centre, amongst some spectacular scenery in the heart of the Lake District National Park. Within this bustling market town there is a wide range of amenities and entertainment including the much respected Theatre by the Lake. Access via major A roads provides easy commute to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6). For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

Directions

The property can easily be located using postcode CA12 4EF or can otherwise be found using what3words location [///cluttered.isolating.torn](https://www.what3words.com/en/114-444-444)



- **Guest house with change of usage**
- **EPC rating TBC**
- **Tenure: Freehold**
- **Council Tax: Band A**
- **Well laid out owners accommodation towards the rear**
- **Rear yard & useful side covered area**
- **Previous planning permission granted for holiday letting, guest house or HMO. Current application in for residential use.**

ACCOMMODATION

Entrance Vestibule

4' 4" x 4' 4" (1.33m x 1.31m)

Hallway

6' 11" x 25' 1" (2.12m x 7.65m)

Stairs to first floor and a radiator.

Living Room

12' 7" x 14' 9" (3.84m x 4.50m)

Bay window to front aspect, electric fire and a radiator.

Dining Room

9' 9" x 13' 11" (2.98m x 4.25m)

Door to rear aspect, electric fire, built in storage cupboard and radiator.

Kitchen

9' 8" x 13' 5" (2.94m x 4.09m)

Window to side aspect, range of matching wall and base units, complementary worktop, range with extractor over, space for fridge freezer, stainless steel sink and drainer with mixer tap and space for dishwasher.

Utility Room

9' 9" x 6' 8" (2.97m x 2.02m)

Worktop with undercounter units, shelving, space for washing machine, space for tumble dryer and door to side aspect.

FIRST FLOOR

Half Landing

7' 2" x 3' 3" (2.18m x 0.98m)

WC

6' 3" x 2' 8" (1.91m x 0.81m)



Bedroom 1

9' 9" x 11' 1" (2.97m x 3.38m)

Window to rear aspect, fitted dressing unit and wash hand basin and a radiator.

Ensuite Shower Room 1

7' 0" x 2' 6" (2.13m x 0.75m)

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

Bedroom 2

9' 7" x 15' 3" (2.93m x 4.64m)

With bay window to front aspect, fitted dressing unit, wash hand basin and a radiator

Ensuite Shower Room 2

6' 7" x 2' 5" (2.00m x 0.73m)

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

Bedroom 3/Owners Guest Room

7' 7" x 11' 1" (2.31m x 3.39m)

With window to front aspect, shower cubicle with mains shower, wash hand basin and a radiator.

OWNERS ACCOMMODATION**Hallway**

2' 10" x 10' 2" (0.86m x 3.09m)

With stairs to second floor.

Owners Bedroom

7' 6" x 10' 2" (2.28m x 3.09m)

With window to side aspect, built in cupboard and a radiator.

Owners Bathroom

7' 4" x 7' 10" (2.24m x 2.39m)

With obscured window to side aspect, WC , wash hand basin, bath with mains shower over and a heated towel rail.



Dressing Room

7' 3" x 11' 11" (2.21m x 3.63m)

Window to rear with Lakeland fell views and a radiator.

Owners Bedroom 2

10' 7" x 9' 6" (3.23m x 2.90m)

Window to side aspect, fitted cupboard and a radiator.

SECOND FLOOR

Landing

7' 9" x 8' 5" (2.36m x 2.56m)

Bedroom 4

10' 0" x 10' 0" (3.04m x 3.05m)

With window to rear aspect, wash hand basin and a radiator.

Ensuite Shower Room 4

6' 6" x 3' 5" (1.99m x 1.04m)

WC, shower cubicle with mains shower and a heated towel rail.

Bedroom 5

8' 4" x 10' 8" (2.55m x 3.26m)

Window to front aspect, wash hand basin and a radiator.

Ensuite Shower Room 5

6' 1" x 3' 11" (1.85m x 1.20m)

WC, shower cubicle with mains shower and a heated towel rail.

Bedroom 6

8' 10" x 9' 11" (2.70m x 3.03m)

With window to front aspect, wash hand basin and a radiator.

Ensuite Shower Room 6

4' 2" x 4' 9" (1.28m x 1.46m)

WC, shower cubicle with mains shower and a heated towel rail.





EXTERNALLY

Yard

To the front is a low Lakeland stone wall with a paved seating area. To the rear is useful covered side area and decked seating area at the rear.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

2001 ft²

185.9 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Referral and Other Payments

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, Beyond Conveyancing Ltd): £120 to £240 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.





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