HACKNEY & LEIGH

St Johns in the Vale

Offers in the region of £350,000

Howe View, 14 Back Lane, St Johns in the Vale, Keswick, CA12 4TQ

A charming semi-detached two bedroom period cottage occupying an approximately 0.16 acre site in a stunning rural Lakeland setting within the renowned St John's in the Vale located approximately five miles from Keswick and enjoying spectacular views to the majestic range of surrounding fells.

Quick Overview

- Charming semi-detached period cottage
- Stunning rural Lakeland setting in the renowned St John's in the Vale
- Spectacular views to the majestic range of surrounding fells
- Approximately 0.16 acre site
- Five miles from Keswick
- Two double bedrooms
- Living room and dining kitchen
- Extensive mature gardens
- Detached garage and outbuildings
- On-site parking areas

Property Reference: KW0576

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Living Room

Dining Kitchen

Bedroom One

Bedroom Two

Accommodation

Ground Floor:
Entrance Vestibule | Living Room | Dining Kitchen | Rear Porch

First Floor:
Landing | Bedroom 1 | Bedroom 2 | Bathroom

Outside:
Driveway | On-site Parking | Outbuildings | Detached Garage | Extensive Gardens

Services
Mains water and electricity. Sewage treatment drainage system. Electric heating.

Tenure
Freehold.

Council Tax
Band D.

Viewing
By appointment with Hackney & Leigh's Keswick office.

Directions
From Keswick proceed on the A591 heading towards Grasmere. After approximately five miles turn left onto the B5322. Proceed ahead and the property is situated on the right.

What3words
///school.throw.committed

Price
Offers in the region of £350,000 are invited.

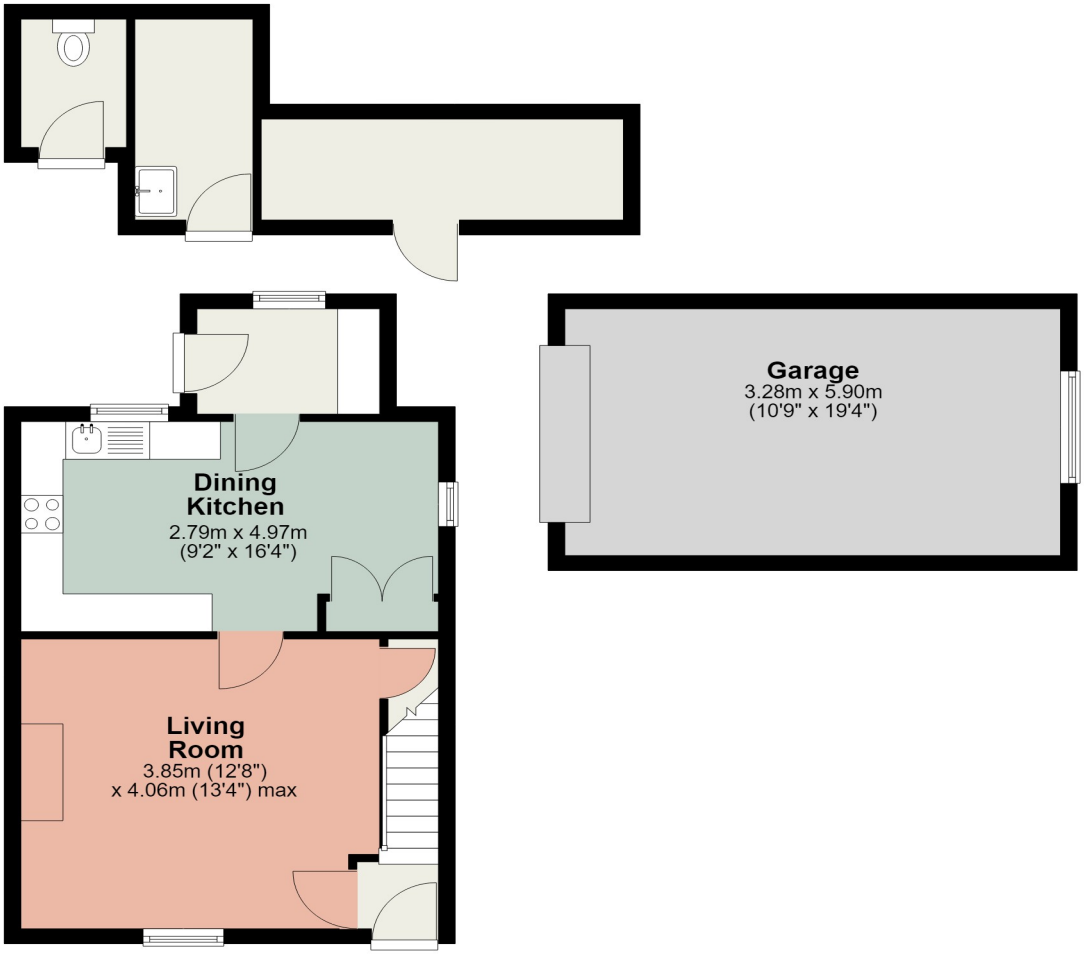
Anti-Money Laundering Regulations (AML)
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. 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 (inc. VAT).

Setting

Garden

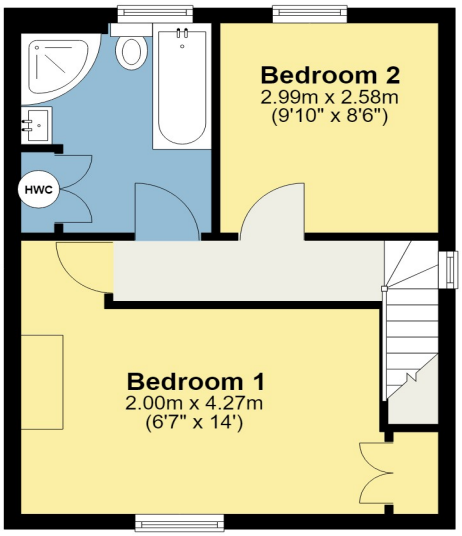
Ground Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 100.5 sq. metres (1082.2 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.

Howe View, 14 Back Lane, St Johns in the Vale, Keswick

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