



## Rosthwaite

Offers in the region of **£470,000**

Castle How, Rosthwaite, Keswick, CA12 5XB

A charming detached two bedroom period cottage enjoying an idyllic setting on a tranquil side road within Rosthwaite village nestling in the stunning Borrowdale valley approximately six miles south of Keswick.

Benefitting from comprehensive upgrading using quality furnishings throughout, this most appealing property enjoys spectacular rural views to the majestic fells and provides an immaculate standard of tastefully appointed accommodation ideally suitable for use as a recreational second home or lucrative holiday rentals.

### Quick Overview

Charming detached period cottage

Stunning Borrowdale valley setting

Spectacular front views to the majestic fells

Tranquil side road location six miles from Keswick

Comprehensively upgraded accommodation

Two double bedrooms

Two luxury bath / shower rooms

Open plan living room with dining area and fitted kitchen

Lawned garden

Ideal recreational second home or for lucrative holiday rental use

Property Reference: KW0459



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1



E



Superfast  
Broadband  
Available



1



Living/Dining Room



Kitchen



Kitchen



Utility Room

## Accommodation

### Ground Floor:

#### Entrance Porch

#### Utility Room

With fitted base units, sink with mixer tap, plumbing for washing machine, built in cupboard.

#### Open Plan Living Room / Dining Kitchen

With windows to three elevations, vaulted ceiling and beams, fitted base and wall units including granite work surfaces and pelmet lighting, under mounted sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, microwave, fridge, freezer, dishwasher.

#### Rear Porch

With external door.

#### Bedroom One

#### En-suite Bathroom

With WC, vanity wash hand basin, shower cubicle, bath, ceramic wall tiling, heated towel rail.

#### Inner Hall

#### Bedroom Two

With vaulted ceiling and beams, built in cupboard.

#### En-suite Shower Room

With vaulted ceiling and beams, WC, vanity wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

#### Outside:

Lawned garden with stocked and shrubbed borders, surrounding pathways, side utility area with oil tank.

#### Parking

We are advised that the owner has a reserved parking space over the road at the institute which they pay £800 per annum. We are further advised this would be transferable to the new owners.



Living/Dining Room



Kitchen



Bedroom One



En-Suite Bathroom



Bedroom Two



En-Suite Shower Room

### Services

Mains water and electricity. Oil under floor central heating.

### Tenure

Freehold.

### Rateable Value

£2,400.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini round about opposite the Cooperative food store and then bear left onto Heads Road. Continue across the mini roundabout onto the B5289 towards Borrowdale. Proceed for approximately six miles and upon entering Rosthwaite village turn first right opposite the post box where sign posted to the car park. Castle How is situated in the row of properties on the left opposite the car park.

### What3words

///tools.carbon.ferrying

### Price

Offers in the region of £470,000 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 £42.67 (incl. VAT) per individual or £36.19 (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 £120 (incl. VAT).



Front View



Front View



Front View



Side Garden

Request a Viewing Online or Call 01768 741741

# Meet the Team

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Call **01768 741741** or request online.



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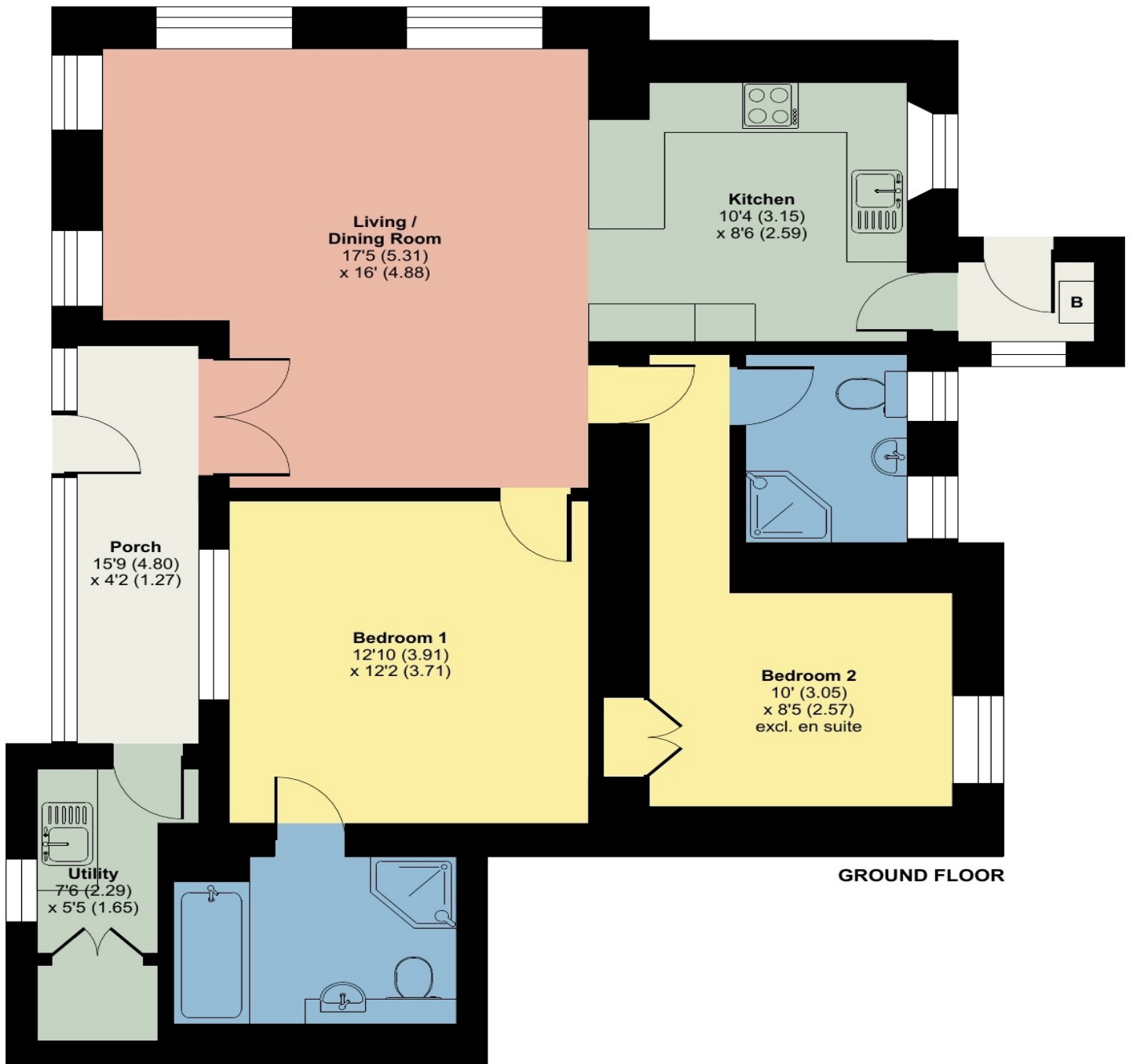
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# Castle How, Rosthwaite, Keswick

Approximate Area = 961 sq ft / 89.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1286377

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