



## Portinscale

Offers over £260,000

Ivy Cottage, Portinscale, Keswick, CA12 5RF

A charming two bedroom period terrace cottage with a rear garden centrally located in Portinscale village and equally suitable for use as a primary home, recreational second home or for lucrative holiday rentals.

Portinscale is conveniently located off the A66 less than two miles west of Keswick in a stunning rural Lakeside setting by Derwentwater and provides a range of local amenities including two marinas, village hall, public house and café/restaurant.

### Quick Overview

Charming two bedroom period terrace cottage

Central location in Portinscale village

Under two miles and within a 20 minute walk from Keswick town centre

Living room and dining kitchen

Rear garden

Equally suitable as a primary home, recreational second home or for lucrative holiday rentals

Property Reference: KW0520



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1



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Ultrafast  
Broadband  
Available



1



Living Room



Living Room



Kitchen Dining



Dining Area

## Accommodation

### Ground Floor:

#### Living Room

With electric heater.

#### Dining Kitchen

With fitted base and wall units, sink, electric heater.

### First Floor:

#### Landing

With electric heater, storage cupboard housing hot water tank.

#### Bedroom One

#### Bedroom Two

#### Bathroom

With WC, wash hand basin, bath with shower over.

### Outside:

Rear garden with raised bed of shrubs.

### Services

Mains water, electricity and drainage. Electric heating.



Living Room



Kitchen Dining



Bedroom One



Bedroom One



Bathroom



Bathroom

### Flooding

We are advised that the living room has experienced flooding and the owners claimed on their insurance in 2009 for a replacement carpet.

### Directions

From Keswick town centre proceed west on the A66 towards Cockermouth and turn left where sign posted to Portinscale. Proceed ahead into the village centre and bear right towards the marina. The property is situated in the row of cottages on the right before the cafe.

### What3words

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### Price

Offers over £260,000 are invited for consideration.

### Anti-Money Laundering Regulations (AML)

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Bedroom One



Bedroom Two



Garden Area



Rear Garden

Request a Viewing Online or Call 01768 741741

# Meet the Team

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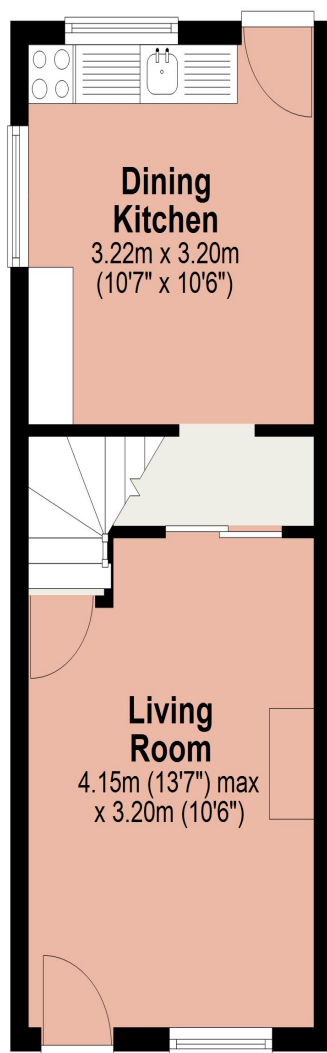


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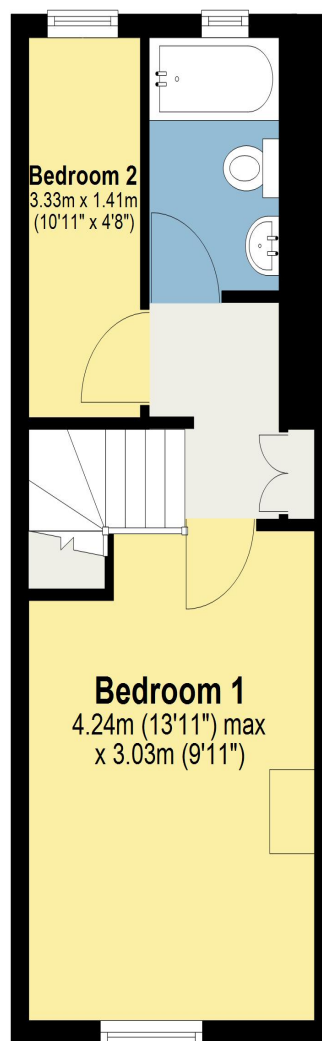
## Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Total area: approx. 52.2 sq. metres (562.3 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.

## Ivy Cottage, Portinscale

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