



## Ivy Cottage, Borrowdale – CA12 5XG

Guide Price £300,000

# Ivy Cottage

Borrowdale, Keswick

A charming Lakeland stone cottage nestled in the beautiful Borrowdale Valley, surrounded by stunning countryside views and dramatic Lakeland fells. This delightful home has been partly upgraded, featuring a newly fitted bathroom and elegant sash windows.

The cottage offers two spacious double bedrooms, a well-equipped kitchen with dining table and chairs, a practical utility room, and a cosy sitting room complete with an inviting open fire.

Ideally located just a short drive from Keswick, this property combines peaceful rural living with easy access to local amenities, shops, and restaurants.

- Traditional Cottage
- Three Bedrooms
- Council Tax: Band D
- EPC Rating E
- Borrowdale Valley
- Panoramic Fell Views



### **Kitchen**

10' 10" x 16' 3" (3.31m x 4.95m)

Window to front aspect, range of matching wall and base units with complementary worktop, electric hob with extractor over, oven, plumbing for washing machine, stainless steel sink and drainer with mixer tap, stairs to first floor, understairs cupboard, space for dining table and electric heater.

### **Utility Room**

9' 8" x 9' 11" (2.95m x 3.03m)

Window and door to rear aspect, space for fridge freezer, velux window and space for tumble dryer.

### **Living Room**

9' 8" x 16' 1" (2.94m x 4.91m)

Window to front aspect with Lakeland fell views, alcove shelving and a feature open fireplace with slate hearth and surround.

### **FIRST FLOOR**

#### **Landing**

2' 10" x 5' 10" (0.86m x 1.78m)

Window to rear aspect and a loft hatch.

#### **Bedroom 1**

8' 10" x 12' 9" (2.70m x 3.88m)

Window to front aspect with fell views, fitted cupboards and electric heater.

#### **Bathroom**

5' 3" x 4' 11" (1.61m x 1.50m)

Window to front aspect, walk in shower with electric shower, WC and wash hand basin set in vanity unit and a heated towel rail.

#### **Bedroom 2**

8' 5" x 7' 8" (2.57m x 2.33m)

Window to front aspect with fell views and a electric heater.

#### **Bedroom 3**

10' 10" x 8' 2" (3.30m x 2.50m)

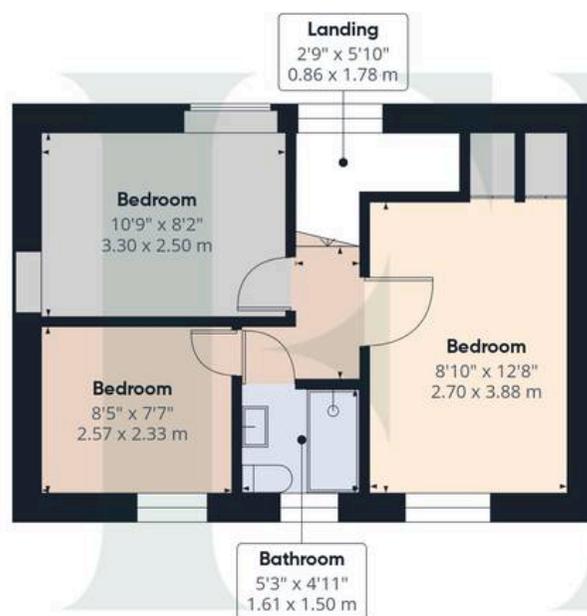
Window to rear aspect, alcove shelving and electric







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

768 ft<sup>2</sup>  
71.4 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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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