



19 Manor Park, Keswick, CA12 4AB

Guide Price **£650,000**

PFK

19 Manor Park

The Property:

A detached and extended three bedroom home in a highly sought after location. 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 beautiful enclosed garden, providing an inviting outdoor space together with practical storage/potting sheds.

Now in need of some modernisation, the property offers generously proportioned rooms and excellent potential to create a superb family home. Extensions over the years have added a downstairs cloakroom, conservatory, dining area to the rear of the kitchen, and an ensuite to the principal bedroom.

A rare opportunity to acquire a property of this type in such a desirable area.

- Detached house
- Three bedrooms & ensuite
- Kitchen extension & ground floor WC
- Good sized enclosed garden
- Tenure: Freehold
- Council Tax: Band F
- Sought after location
- EPC rating D





19 Manor Park

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 4AB or can otherwise be found using what3words location [///surviving.occur.observers](https://www.what3words.com/#!/en/surviving.occur.observers)



ACCOMMODATION

GROUND FLOOR

Entrance Porch

4' 8" x 6' 10" (1.43m x 2.09m)

Hallway

14' 4" x 7' 3" (4.38m x 2.21m)

Stairs to first floor, understairs cupboard and a radiator.

WC

8' 11" x 2' 11" (2.72m x 0.89m)

WC, pedestal wash hand basin, two Velux windows and a heated towel rail.

Dining Room

12' 8" x 12' 10" (3.87m x 3.91m)

Bay window to front aspect, feature fireplace with gas fire and a radiator.

Living Room

19' 0" x 11' 5" (5.80m x 3.49m)

Sliding doors into sunroom, electric fire and a radiator.

Sunroom

10' 2" x 10' 5" (3.11m x 3.17m)

Doors to rear garden, window into kitchen and a radiator.

Kitchen

20' 4" x 7' 10" (6.20m x 2.40m)

Windows to three sides, door to rear aspect, range of matching wall and base units, complementary worktop, composite sink and drainer with stainless steel mixer tap, gas cooker and oven with extractor over, space for fridge freezer, space for dishwasher, plumbing for washing machine, space for dining table and a radiator.



FIRST FLOOR

Landing

13' 1" x 3' 9" (4.00m x 1.14m)

Window to side aspect, storage cupboard and a loft hatch.

Bedroom 1

7' 6" x 7' 4" (2.29m x 2.23m)

Window to front aspect and a radiator.

Bedroom 2

14' 9" x 13' 1" (4.49m x 3.98m)

Bay window to front aspect, wash hand basin, built in wardrobes and a radiator.

Bedroom 3

15' 9" x 11' 5" (4.79m x 3.47m)

Window to rear aspect, built in storage cupboard and a radiator.

En-Suite

4' 0" x 8' 5" (1.21m x 2.57m)

WC, pedestal wash hand basin, shower cubicle with electric shower and a radiator.

Bathroom

6' 9" x 7' 7" (2.05m x 2.31m)

Obscured window to side aspect, shower cubicle with mains shower, pedestal wash hand basin, bath with shower attachment and a heated towel rail.

WC

3' 1" x 4' 4" (0.93m x 1.33m)

Obscured window to side aspect and a WC.





EXTERNALLY

Garden

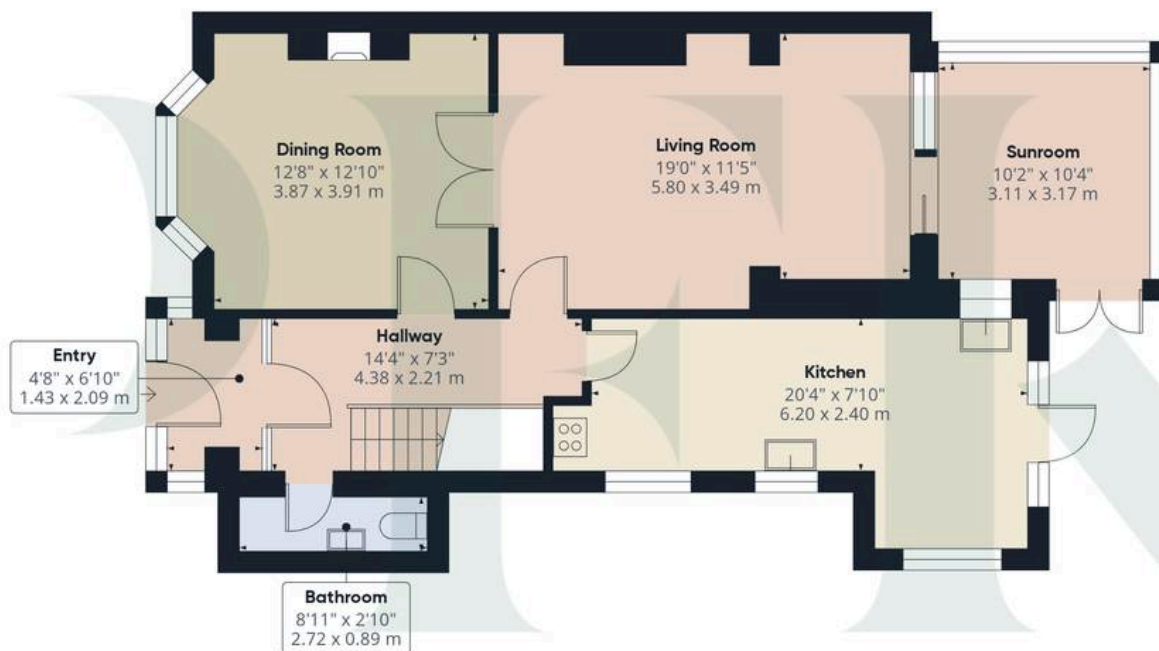
To the front of the property is a low maintenance garden alongside the driveway, enhanced by a beautiful mature red Japanese maple. The rear garden enjoys a patio seating area adjoining the property, a lawn, and well stocked mature borders. A pathway meanders through the centre of the garden, leading to the sheds and the side and far end of the garden, creating a charming and peaceful outdoor space.

DRIVEWAY

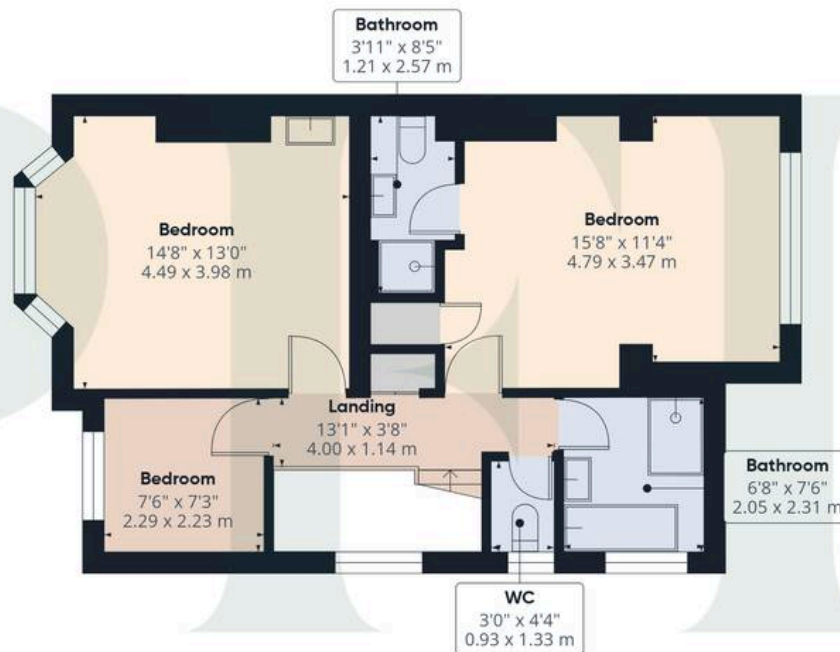
1 Parking Space

Off road parking to the front of the property.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1439 ft²

133.6 m²

(1) Excluding balconies and terraces

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

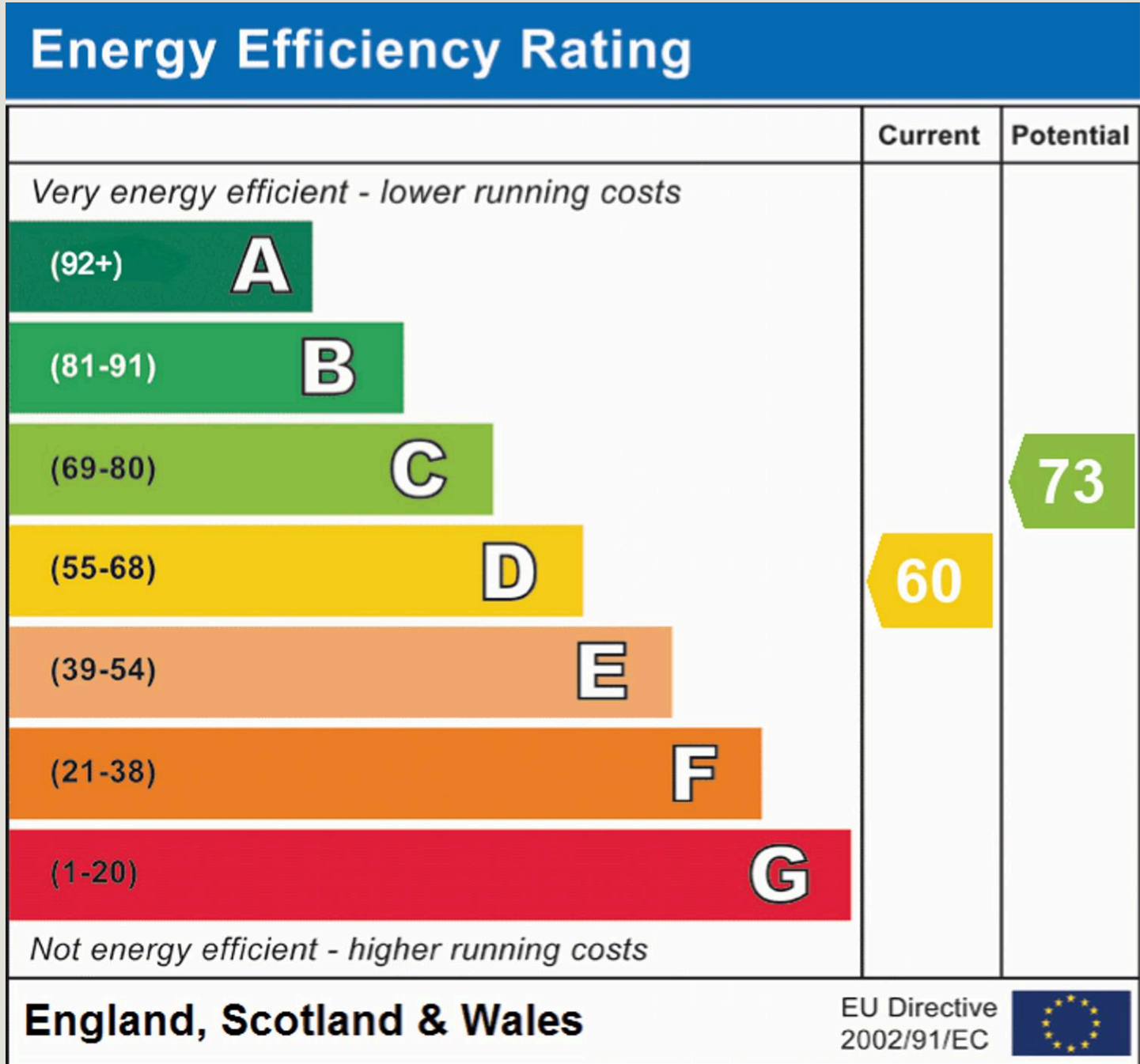
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, 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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