



**Moss Parrock, Ambleside Road, Keswick, CA12 4DN**

Guide Price **£595,000**

**PFK**

# Moss Parrock Ambleside Road

## The Property:

This deceptively spacious three/four bedroom semi-detached home is superbly positioned in one of Keswick's most sought after residential locations, just a short stroll from the town centre and its excellent range of amenities. Enjoying attractive rooftop views towards Latrigg, the property offers versatile and well proportioned accommodation, with excellent potential to reconfigure the layout to suit individual needs, subject to any necessary consents. The two reception rooms provide flexibility for a variety of living arrangements.

The accommodation briefly comprises a welcoming entrance hall with space that could easily be adapted to create a cloakroom/WC, a spacious living room opening into the dining room and conservatory, a well appointed kitchen with side access, and a second reception room with sliding doors leading directly into the enclosed rear garden.

To the first floor are three generous double bedrooms, together with a study/office that would lend itself perfectly to conversion into an ensuite, dressing room or fourth bedroom, depending on requirements. A family bathroom completes the accommodation.

Externally, the property benefits from generous offroad parking, a garage, and attractive gardens to both the front and rear, providing excellent outdoor space for families and entertaining.





## Moss Parrock Ambleside Road

### 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 4DN or can otherwise be found using what3words location [///locals.copying.vibrating](https://www.what3words.com/locals/copying.vibrating)



- Sought after location
- Council Tax: Band E
- EPC rating D
- Tenure: Freehold
- Garage, driveway & gardens
- Lakeland fell views

## ACCOMMODATION

### Entrance Hallway

7' 2" x 12' 8" (2.19m x 3.85m)

Window to side aspect, stairs to first floor and a radiator.

### Living Room

11' 9" x 14' 0" (3.58m x 4.26m)

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

### Dining Room

10' 2" x 11' 0" (3.10m x 3.35m)

Radiator and sliding doors into sunroom.

### Sunroom

7' 6" x 11' 1" (2.28m x 3.37m)

Sliding doors to rear garden.

### Kitchen

9' 1" x 11' 5" (2.76m x 3.48m)

Window to side aspect, range of matching wall and base units with complementary worktop, electric hob and oven, space for fridge freezer, understairs cupboard, stainless steel sink and drainer with mixer tap and door to side aspect.

### Second Living Room

11' 6" x 20' 2" (3.51m x 6.14m)

Windows to side aspect, sliding doors to rear garden, feature fireplace with gas fire and stone surround.

## FIRST FLOOR

### Landing

2' 11" x 17' 4" (0.90m x 5.29m)

Built in storage cupboards and a radiator.



**Bedroom 1**

10' 9" x 13' 4" (3.28m x 4.07m)

Box bay window to front aspect with fell views and a radiator.

**Office/Study**

8' 6" x 10' 0" (2.59m x 3.06m)

Built in storage cupboard and a radiator.

**Bedroom 2**

10' 4" x 14' 4" (3.15m x 4.37m)

Window to rear aspect and a radiator.

**Bedroom 3**

11' 9" x 12' 6" (3.57m x 3.80m)

Window to rear aspect and a radiator.

**Bathroom**

5' 8" x 9' 8" (1.73m x 2.94m)

Two obscured windows to side aspect, shower cubicle with electric shower, bath, WC, wash hand basin and a radiator.





## EXTERNALLY

### Garden

To the front, the property is approached via a lawned garden with attractive flower borders, a pathway to the entrance, and a beautiful mature magnolia tree creating an impressive first impression. Gated side access leads to the enclosed rear garden, which is mainly laid to lawn with well stocked borders and a paved patio seating area, providing an ideal space for outdoor dining and relaxation.

### Garage

Single Garage.

Driveway leading to a single garage.



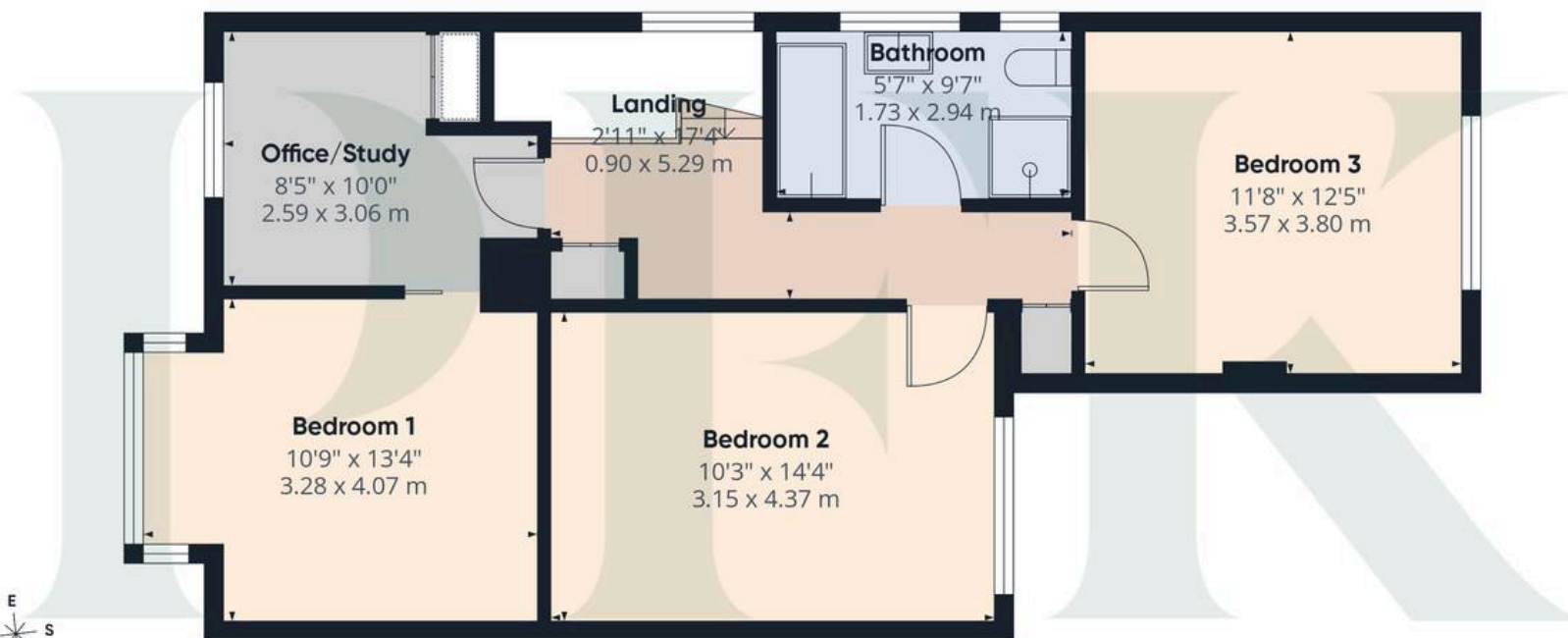


Floor 0

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

1393 ft<sup>2</sup>

129.5 m<sup>2</sup>



Floor 1



(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.

GIRAFFE 360

**ADDITIONAL INFORMATION**

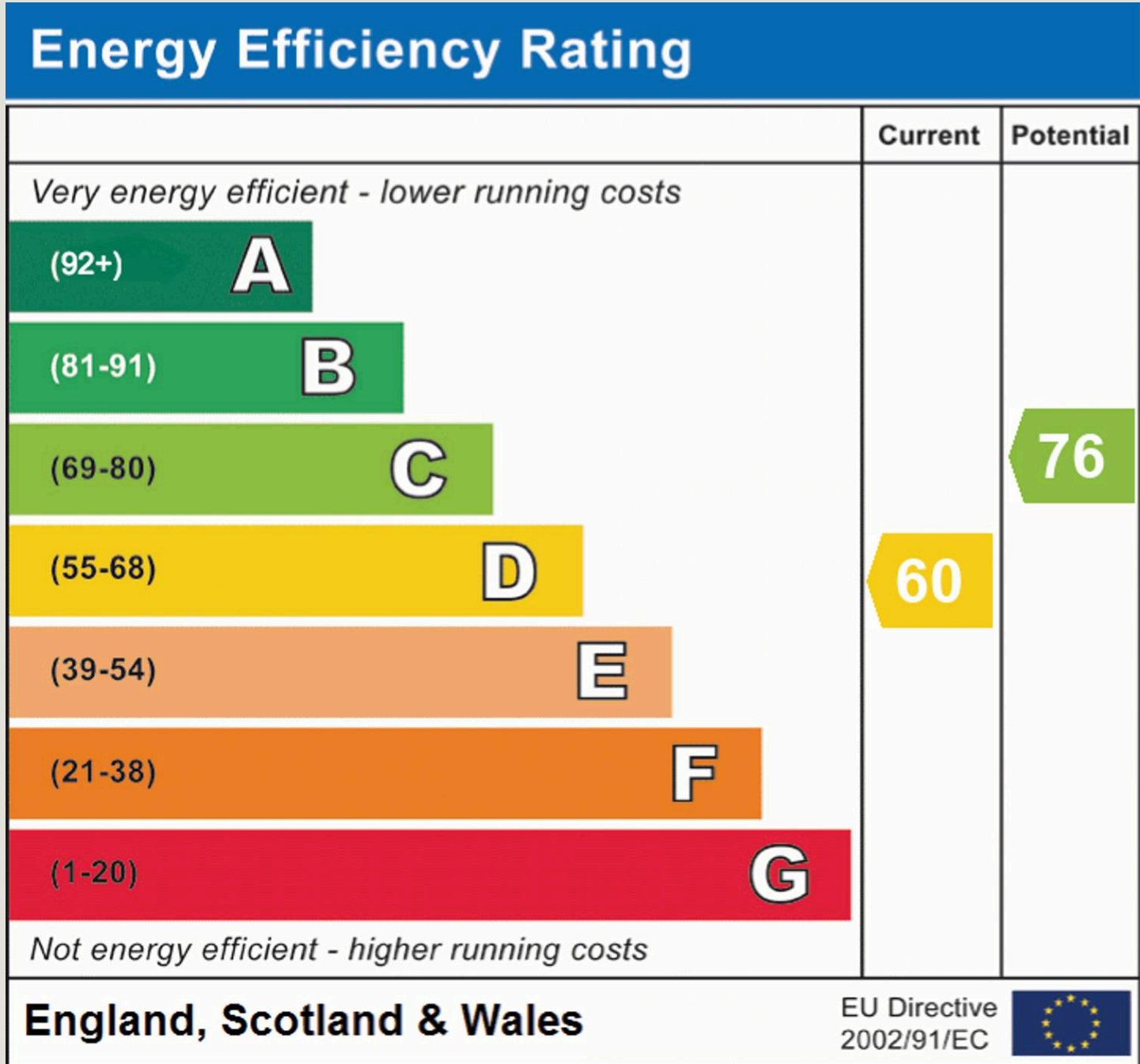
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction,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





## PFK Estate Agency Keswick

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