



Keswick

Offers in ther region of **£595,000**

Abacourt House, 26 Stanger Street, Keswick, Cumbria, CA12 5JU

A substantial six bedroomed three storey period terrace house most conveniently situated on a side street in Keswick town centre currently run as a Guest House with an approved planning consent for use as a permanent primary residence.

Quick Overview

Large three storey period terrace house

Convenient side street location in
Keswick town centre

Six double bedrooms plus an attic bedroom

Seven en-suite shower rooms

Two separate reception rooms

Fitted kitchen and utility room

Paved front forecourt

Rear courtyard and on-site parking spaces

Property Reference: KW0531



7



7



2



E



Ultrafast
Broadband
Available



4



Sitting Room



Living Room



Kitchen



Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

With mosaic tiled floor.

Entrance Hall

With radiator, under stairs cupboard.

Living Room

With bay window, marble fireplace and inset living flame gas fire, radiator.

Sitting Room With radiator, electric fire.

Kitchen

With fitted base and wall units, double sink with mixer tap, integrated oven, hob, extractor unit, microwave, plumbing for dishwasher.

Utility Room

With radiator, plumbing for washing machine, external door.

First Floor:

Landing

With radiator.

Bedroom One

With bay window, radiator.

En-suite Shower Room

With WC, wash hand basin, shower, heated towel rail.

Bedroom Two

With radiator, built in cupboard.

En-suite Shower Room

With WC, wash hand basin, shower, heated towel rail.

Bedroom Three With radiator, built in wardrobes.

En-suite Shower Room

With WC, wash hand basin, shower, radiator.



Sitting Room



Living Room



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

Second Floor:

Landing

With radiator.

Bedroom Four

With radiator, built in wardrobes.

En-suite Shower Room

With WC, wash hand basin, shower, radiator.

Bedroom Five

With radiator, built in cupboard, airing cupboard housing the hot water tank.

En-suite Shower Room

With WC, wash hand basin, shower, radiator.

Bedroom Six

With radiator.

En-suite Shower Room

With WC, wash hand basin, shower, heated towel rail.

Third Floor

Attic Bedroom

With ladder style stair case.

En-suite Shower Room

With WC, wash hand basin, shower, electric heater.

Outside:

Paved front forecourt, rear courtyard providing on-site parking spaces for four cars.

Services

Mains water, gas, electricity and drainage. Gas central heating.

Tenure

Freehold.

Rateable Value

£8,900.

Planning Consent

Planning consent is approved for change of use from Guest House to flexible use as either Guest House, or C3 residential use (Dwellinghouse) as a primary residence/principal home.



Bedroom One



Bedroom Six



View



Rear Elevation



Parking

Council Tax Banding

To be assessed.

Viewing

By appointment with Hackney and Leigh's Keswick office.

What3words

///resonates.nightlife.recording

Directions

From Keswick town centre proceed west along Main Street and Stanger Street is situated on the right behind Bank Street.

Price

Offers in the region of £595,000 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).

Meet the Team

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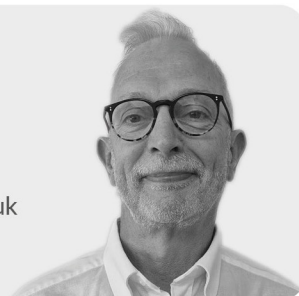
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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

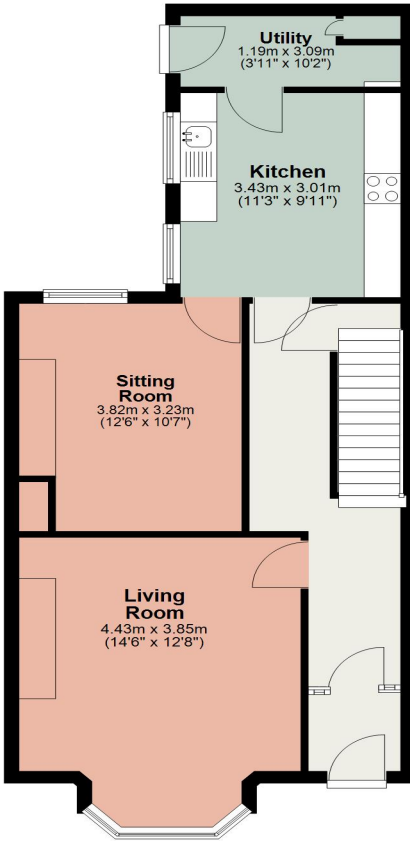


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

Ground Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



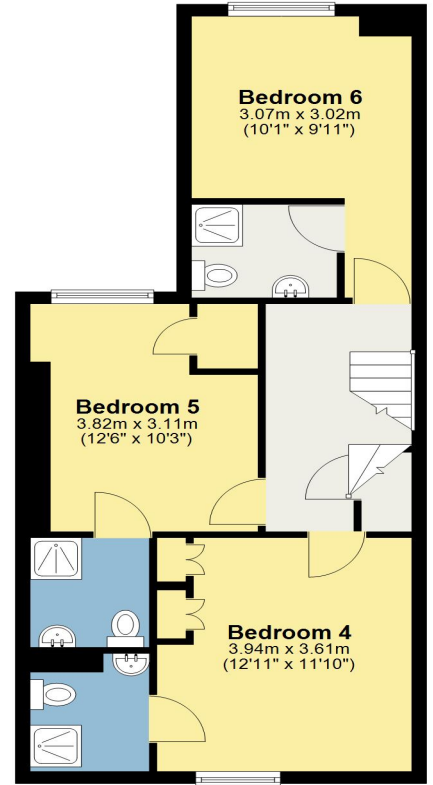
First Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



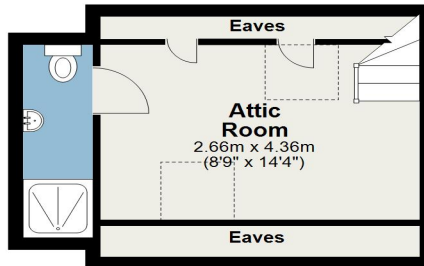
Second Floor

Approx. 55.7 sq. metres (600.0 sq. feet)



Third Floor

Approx. 19.7 sq. metres (212.6 sq. feet)



Total area: approx. 189.1 sq. metres (2035.4 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.

Abacourt House , 26 Stanger Street, Keswick

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Request a Viewing Online or Call 01768 741741