



## Keswick

Offers in the region of **£800,000**

The Mill Race, 4 Greta Side, Keswick, Cumbria, CA12 5LG

An outstanding contemporary style detached four bedroom town house most conveniently situated on a side road in Keswick town centre and enjoying a delightful view directly over the River Greta to Fitz Park.

This substantial property provides exceptionally generously proportioned accommodation over three floors totalling approximately 2,900 square feet including a large ground floor studio with independent access and suitable for a variety of uses or to provide a separate rental income.

Viewing is highly recommended.

### Quick Overview

Outstanding substantial contemporary style detached town house

Most convenient side road location in Keswick town centre

Delightful view directly over the River Greta and Fitz Park

Generous and versatile accommodation over three floors totalling approximately 2,900 square feet

Large ground floor open plan studio suitable for a variety of uses

Four double bedrooms

Three bath / shower rooms

Open plan living room, dining room and kitchen

External terrace

On-site covered parking

Property Reference: KW0563



4



3



2



B



Ultrafast  
Broadband  
Available



2



Studio / Gym



Bedroom One



Bedroom Two



Terrace

## Accommodation

### Ground Floor:

Entrance Hall | Studio / Gym | Shower Room

### First Floor:

Landing | Open Plan Living Room / Dining Room / Kitchen | Bedroom One | Bedroom Two | Bathroom

### Second Floor:

Landing | Bedroom Three | Bedroom Four | Shower Room

### Outside:

Covered On-Site Parking | Terrace

### Services

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

### Tenure

Freehold.

### Council Tax

Band E.

### Viewing

By appointment with Hackney & Leigh's Keswick office.

### Directions

From Keswick town centre proceed from Main Street onto Bank Street and turn left onto Otley Road. Continue ahead and bear right. The property is situated on the left.

### What3words

///taxi.reference.inversely

### Price

Offers in the region of £800,000 are invited for consideration.

### 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 £60 (inc. VAT) per individual or £50 (inc. 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 £150 (inc. VAT).

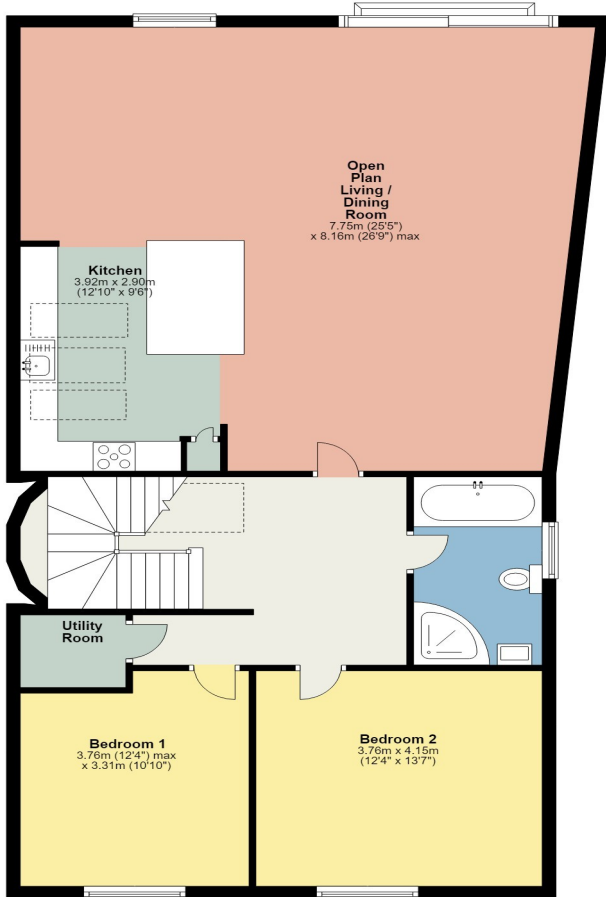


Bedroom Four

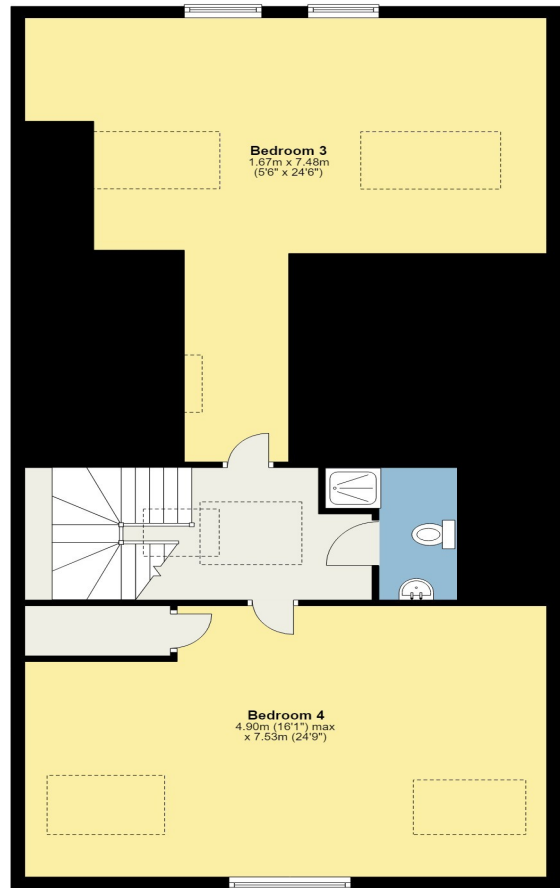


Open Plan Living Room / Dining Room / Kitchen

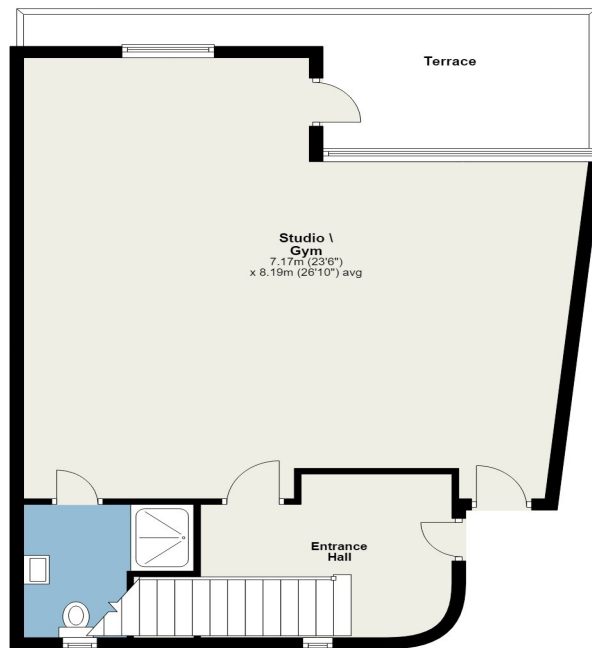
**First Floor**  
Approx. 116.9 sq. metres (1258.9 sq. feet)  
(excluding Balcony)



**Second Floor**  
Approx. 94.0 sq. metres (1012.2 sq. feet)



**Ground Floor**  
Approx. 66.9 sq. metres (722.0 sq. feet)  
(excluding Terrace)



Total area: approx. 279.8 sq. metres (3011.2 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.

**4 Greta Side, Keswick**

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Request a Viewing Online or Call 01768 741741