



Keswick

Grandy Nook, 14a Station Street, Keswick, CA12 5HP

A substantial self-contained two bedroom second floor apartment most conveniently situated in Keswick town centre and providing tastefully appointed accommodation currently successfully used for lucrative holiday rentals.

Internal viewing is recommended.

Offers over £330,000

Quick Overview

- Substantial self-contained second floor apartment
- Most convenient location in Keswick town centre
- Two bedrooms
- Fitted kitchen and luxury bathroom
- Open plan living / dining room
- Successfully established holiday rental use
- Two allocated parking spaces
- Internal viewing recommended



2



1



1



D



Ultrafast
Broadband
Available

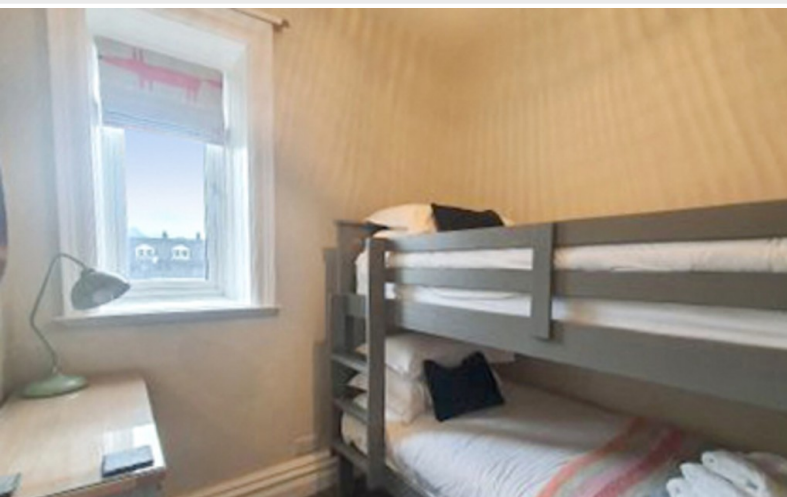


2

Property Reference: KW0584



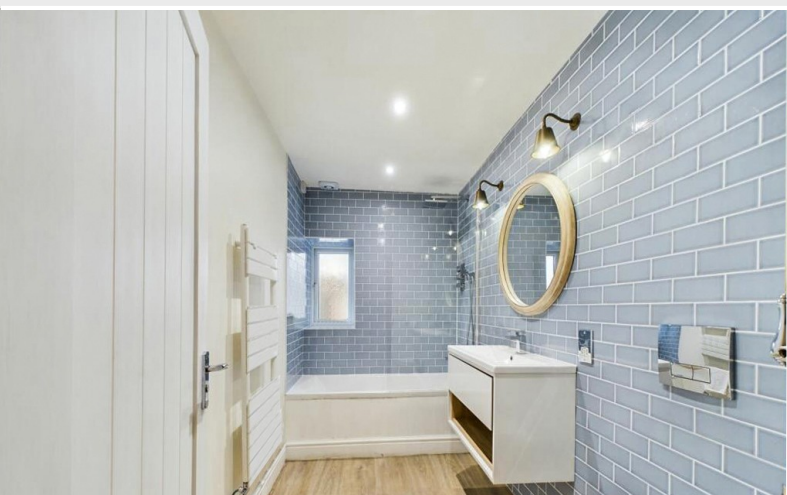
Bedroom One



Bedroom Two



Living / Dining Room



Bathroom

Accommodation

Ground Floor:

Communal Entrance Hall | Communal Stairway

First Floor:

Communal Landing

Second Floor:

Communal Landing | Self Contained Entrance Hall | Kitchen | Living / Dining Room | Bedroom 1 | Bedroom 2 | Bathroom

Outside:

Two Allocated Parking Spaces

Services

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

Tenure

Leasehold 999 years.

Business Rates

£2,650.00

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

In Keswick town centre turn onto Station Street from Penrith Road and the building in which the property is located is situated on the left immediately before the Lakeland Sandwich Shop. The main entrance door is located on the right of the building and is approached via the side entrance lane.

What3words

///clauses.portfolio.snooze

Price

Offers over £330,000 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).



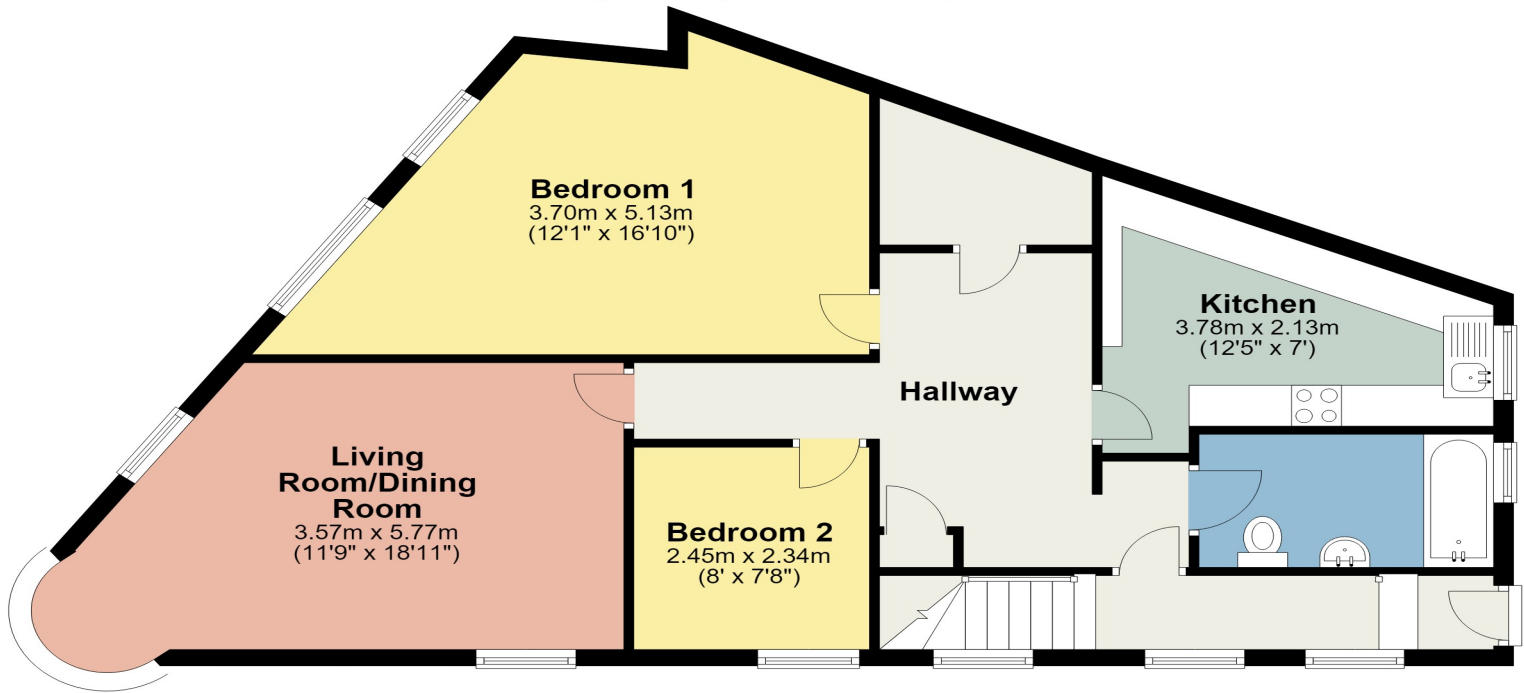
Living / Dining Room



Living / Dining Room

Second Floor

Approx. 78.7 sq. metres (846.8 sq. feet)



Total area: approx. 78.7 sq. metres (846.8 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.

Grandy Nook, 14a Station Street, Keswick

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/08/2026.

Request a Viewing Online or Call 01768 741741