



8 Church Street, Keswick, CA12 4DT

Guide Price **£320,000**

PFK

8 Church Street

The Property:

This charming and traditionally presented two bedroom terraced cottage offers a perfect balance of comfort, character, and style. Enjoying delightful Lakeland fell views across the rooftops of Keswick town centre, it provides an ideal setting for those seeking a peaceful retreat with the convenience of modern living.

The ground floor features a cosy sitting room that flows seamlessly into a light and airy kitchen, creating a welcoming and practical living space. To the rear, a useful porch provides access to a shared drying area.

On the first floor, you'll find a contemporary family bathroom alongside a well proportioned double bedroom. Stairs lead up to the second floor, where a snug area with a large window frames attractive views towards Castlehead. There is also a second double bedroom on this level, currently used for storage and kept locked during holiday lets.

Perfectly positioned, the property is just a short stroll from the heart of Keswick town centre, offering easy access to its shops, cafes, and amenities.





8 Church Street

Location & Directions:

Situated within the heart 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 mainline railway station in Penrith (approx. 18 miles.)

Directions

The property can easily be located using postcode CA12 4DT or can otherwise be found using what3words location [///unzips.detail.modifies](https://www.what3words.com////unzips.detail.modifies)



- **Town centre**
- **Tenure: Freehold**
- **Council Tax: Assessed for business rates**
- **EPC rating TBC**
- **Currently holiday let**
- **Shared drying area to rear**
- **Lakeland fell views**

ACCOMMODATION

Living Room

11' 11" x 11' 9" (3.62m x 3.59m)

Window to front aspect, feature fireplace with electric fire, stone mantel, slate hearth, fitted cupboard and shelving. Radiator and stairs to first floor.

Kitchen

11' 10" x 7' 9" (3.60m x 2.36m)

Door and window to rear aspect, a range of matching wall and base units, complementary work surfacing, tiled splashback, composite sink, drainer and stainless steel mixer tap, gas hob with extractor over, oven, integrated fridge and an integrated slimline dishwasher.

Rear Porch

5' 1" x 3' 3" (1.54m x 0.98m)

Door to rear aspect, wall mounted boiler and space for a washing machine.

FIRST FLOOR

Landing

2' 7" x 8' 0" (0.79m x 2.44m)

Window to rear aspect

Bathroom

6' 7" x 8' 1" (2.01m x 2.46m)

Obscured window to rear aspect, WC, wash hand basin, bath with mains shower over and a heated towel rail.

Bedroom 1

11' 11" x 11' 10" (3.63m x 3.60m)

Window to front aspect, feature cast iron fireplace, built in wardrobe and a radiator.





SECOND FLOOR

Snug

12' 0" x 8' 2" (3.66m x 2.49m)

Window to rear aspect and a radiator.

Bedroom 2

11' 9" x 11' 5" (3.58m x 3.49m)

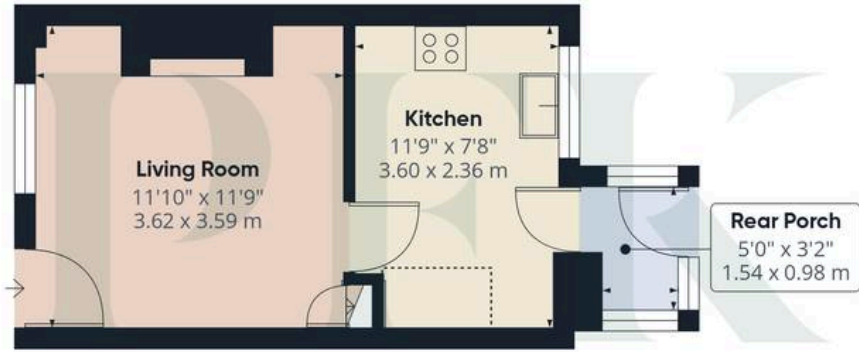
Dormer window to front aspect, loft hatch and a radiator.

EXTERNALLY

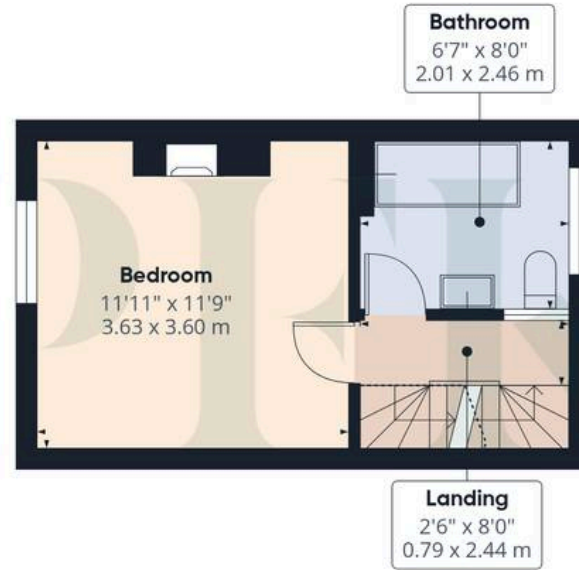
Garden

Shared drying area with neighbouring properties.

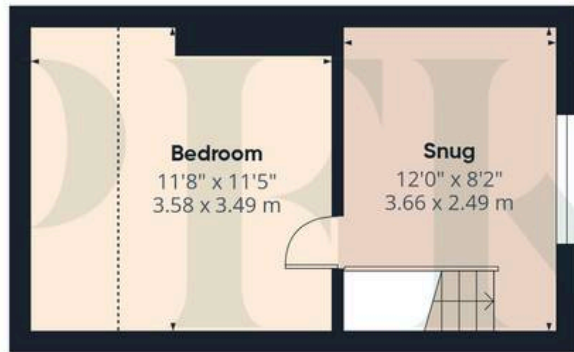




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
681 ft ²
63.3 m ²
Reduced headroom
48 ft ²
4.5 m ²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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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