



Rivendell, Bassenthwaite, Keswick, CA12 4QP

Guide Price £350,000

PFK

Rivendell

The Property:

Rivendell is a deceptively spacious and unusually light and airy cottage, occupying a delightful position in the heart of the popular village of Bassenthwaite.

Currently utilised as a successful holiday let, the property combines the comforts of modern living with an abundance of traditional character, including exposed original wooden beams throughout.

The well presented accommodation comprises a generous sitting room featuring a wood burning stove and exposed beams, together with a kitchen and dining area and a useful utility room to the rear. To the first floor are three well proportioned double bedrooms, served by both a family bathroom and a separate shower room.

A particular feature of Rivendell is the attractive, enclosed walled garden situated separately, to the side of the property, overlooking the village green. Well stocked with mature shrubs and an apple tree, the garden includes a pathway leading to an elevated, sunny patio and charming summer house, creating a wonderfully private and peaceful space in which to relax and enjoy the surroundings.

Set amidst the stunning countryside of the Lake District National Park, Rivendell offers the rare combination of village living, traditional charm and excellent accessibility. Despite its tranquil setting, the property is within a short drive of a range of local amenities and the many attractions of the surrounding area.





Rivendell

Location & Directions:

Situated in the heart of Bassenthwaite village within very easy walking distance of the village pub. Bassenthwaite is within the World Heritage Site of the Lake District National Park, approx. some seven miles equidistant from both Keswick and Cockermouth, with easy transport access via the A66 and close to the lake with its fishing and sailing facilities.

Directions

The property can easily be located using postcode CA12 4QP or can otherwise be found using what3words location
 /////sofa.classic.irrigated



- Deceptively spacious
- Tenure: Freehold
- Council Tax Band: Assessed for business rates
- EPC rating E
- Separate enclosed walled garden to the side with summer house
- Good sized kitchen/dining area

ACCOMMODATION

Entrance Hallway

4' 9" x 10' 4" (1.46m x 3.14m)

Stairs to first floor and a radiator.

Living Room

15' 1" x 10' 11" (4.59m x 3.34m)

Windows to front, side and rear, feature fireplace with wood burning stove, three radiators and understairs cupboard.

Kitchen

10' 0" x 9' 10" (3.05m x 2.99m)

Window to front aspect, range of matching wall and base units with complementary worktop, AGA, oven, electric hob with extractor over, integrated fridge, integrated dishwasher, composite sink and drainer with mixer tap and a radiator.

Dining Room

15' 6" x 8' 4" (4.72m x 2.54m)

Window to front aspect, space for large dining table, built in cupboard, radiator and door into:-

Utility Room

5' 5" x 10' 0" (1.65m x 3.04m)

Door and window to rear aspect, space for fridge freezer, plumbing for washing machine and a radiator.

FIRST FLOOR LANDING

3' 11" x 5' 9" (1.20m x 1.75m)

Window to rear aspect.

Bedroom 1

16' 4" x 11' 7" (4.97m x 3.52m)

Windows to front, side and rear aspect, two radiators and a feature open fireplace with slate hearth and surround.

Bedroom 2

12' 8" x 9' 1" (3.85m x 2.77m)

Window to front aspect and a radiator.





Landing

3' 10" x 12' 1" (1.16m x 3.68m)

Window to rear aspect, exposed beams and a radiator.

Bedroom 3

12' 11" x 9' 7" (3.94m x 2.93m)

Window to rear aspect, built in storage cupboards, shelving and a radiator.

Bathroom

7' 1" x 8' 1" (2.15m x 2.46m)

Obscured window to front aspect, WC, pedestal wash hand basin, bath and a heated towel rail.

Shower Room

8' 6" x 3' 9" (2.60m x 1.14m)

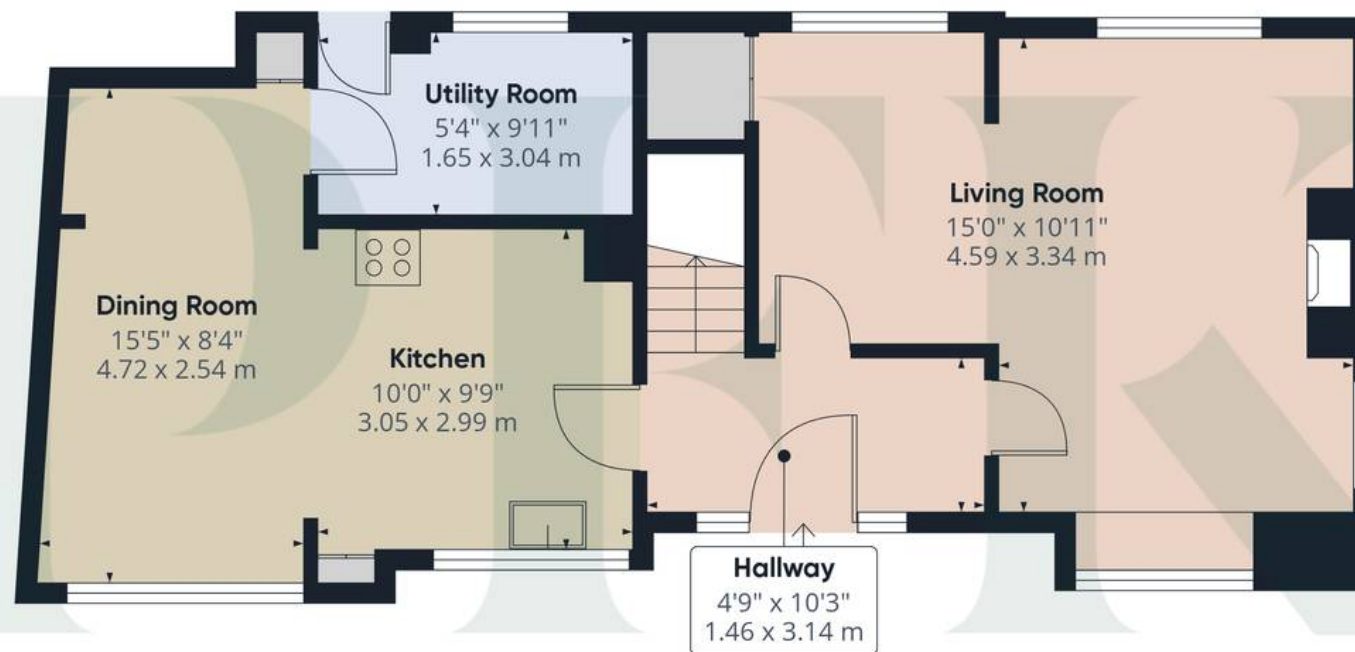
Obscured window to rear aspect, WC, pedestal wash hand basin, shower cubicle with mains shower and a heated towel rail.

EXTERNALLY

Garden

To the side of the property is a separate enclosed walled garden, offering a wonderful degree of privacy. The lawned country cottage garden features mature, well stocked borders, together with an elevated summer house opening onto a charming stone flagged patio at the top of the garden. A peaceful and picturesque outdoor space, ideal for enjoying the sunshine and surrounding village setting.



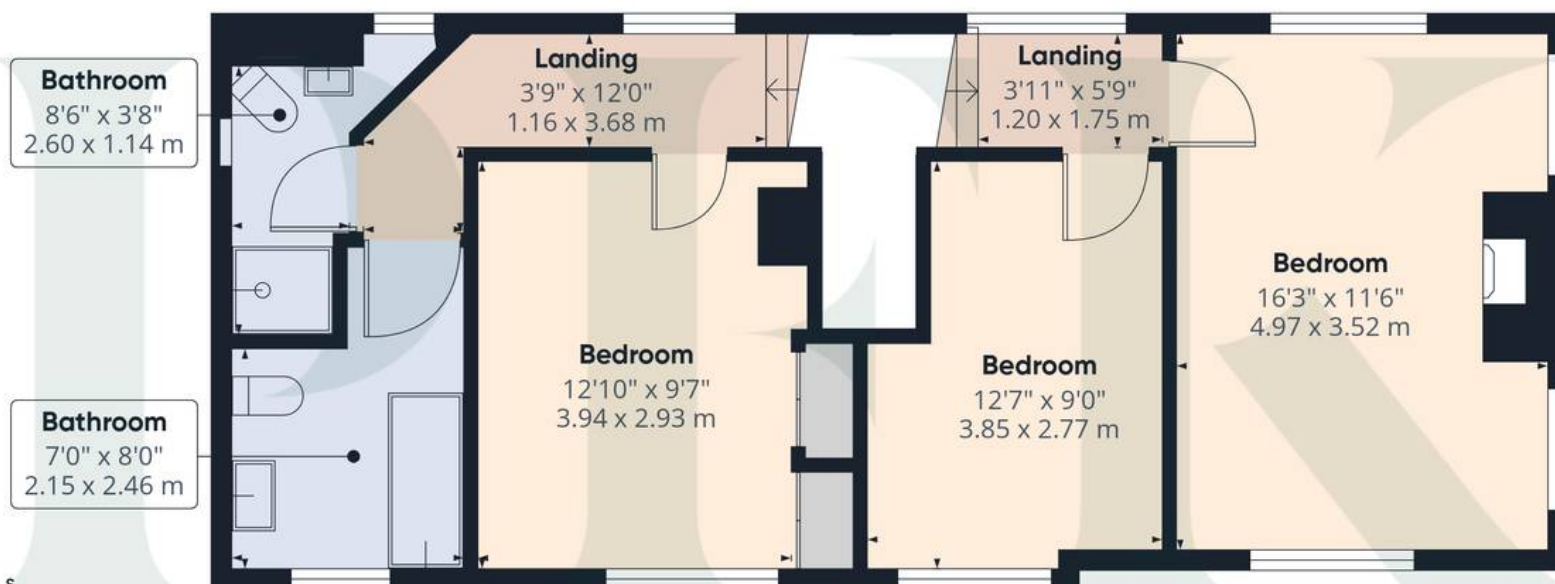


Floor 0

Approximate total area⁽¹⁾

1201 ft²

111.7 m²



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.

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ADDITIONAL INFORMATION

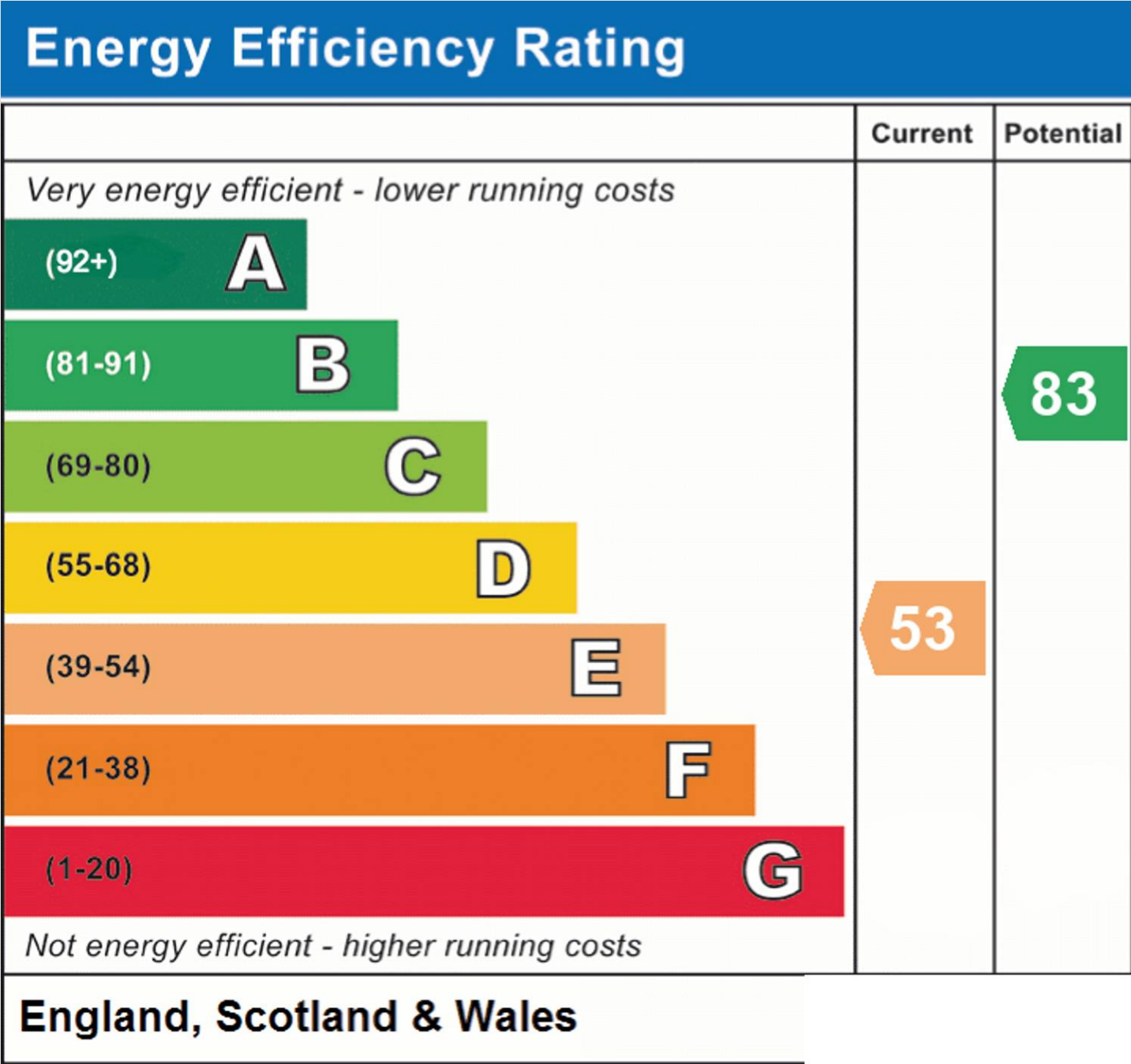
Referral & Other Payments

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, 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, water & drainage; oil fired 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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