

HACKNEY & LEIGH

Portinscale

Offers in the region of £795,000

Riggside, Portinscale, Keswick, CA12 5RW

A substantial four bedroom period semi-detached house enjoying a tranquil side road location in Portinscale village and a spectacular front view to the majestic range of fells.

Equally suitable as a primary home, recreational second home or for lucrative holiday rentals as successfully operated by the current owners, Riggside benefits from the provision of an impressive rear extension and a spacious loft conversion.

Portinscale is conveniently located off the A66 under two miles west of Keswick in a delightful rural Lakeland setting by the fells and provides a range of local amenities including two marinas, village hall, public house and café/restaurant.

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Quick Overview

Substantially extended and upgraded period semi-detached house

Tranquil side road location in Portinscale village

Under two miles from Keswick

Spectacular front panoramic view to the majestic range of fells

Four bedrooms

Two bath / shower rooms

Living room and impressive large open plan dining kitchen with an adjoining garden room

Rear garden

Front on-site forecourt parking

Viewing highly recommended

Property Reference: KW0604



Bedroom One



Bedroom Three



Dining Room



Garden Room

Accommodation

Ground Floor:
Recessed Porch | Entrance Hall | WC | Living Room | Open Plan Dining Kitchen / Garden Room | Utility Room

First Floor:
Landing | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bathroom

Second Floor:
Bedroom 4

Outside:
Front Forecourt Parking | Rear Garden | Additional Front Garden

Additional Front Garden
The additional separate front garden land located directly opposite the property will be included in the sale subject to receiving a satisfactory offer amount for the whole. There may be future potential to obtain planning consent for a detached dwelling on this land, subject to a local occupancy condition.

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

Rateable Value
£4,900.

Viewing
By appointment with Hackney & Leigh's Keswick office.

Directions
From Keswick proceed west on the A66 towards Cockermouth and turn left where sign posted to Portinscale. Continue ahead and then turn immediately left after passing the Farmers Arms public house. The property is located in the row of houses on the right.

What3words
///talent.strikers.upset

Price
Offers in the region of £795,000 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).

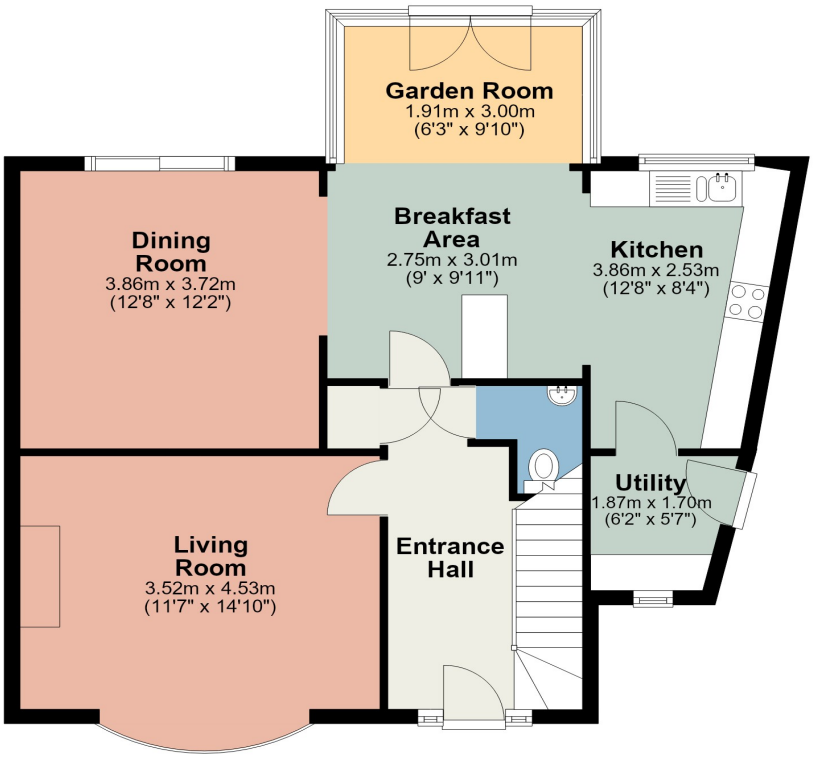


Living Room

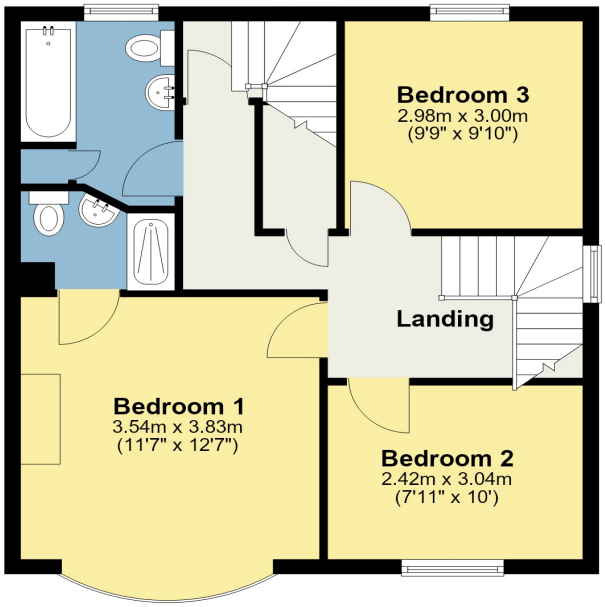


Kitchen / Breakfast Room

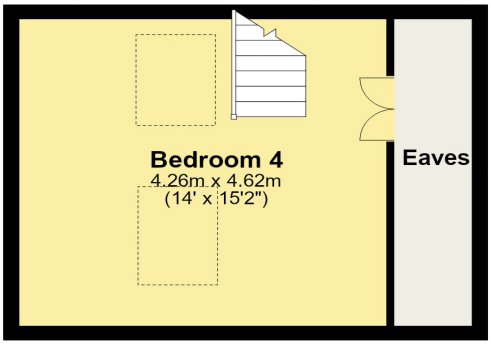
Ground Floor



First Floor



Second Floor



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.

Riggside, Portinscale, Keswick

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