



Bellefield, Portinscale, Keswick, CA12 5RQ

Guide Price **£540,000**

PFK

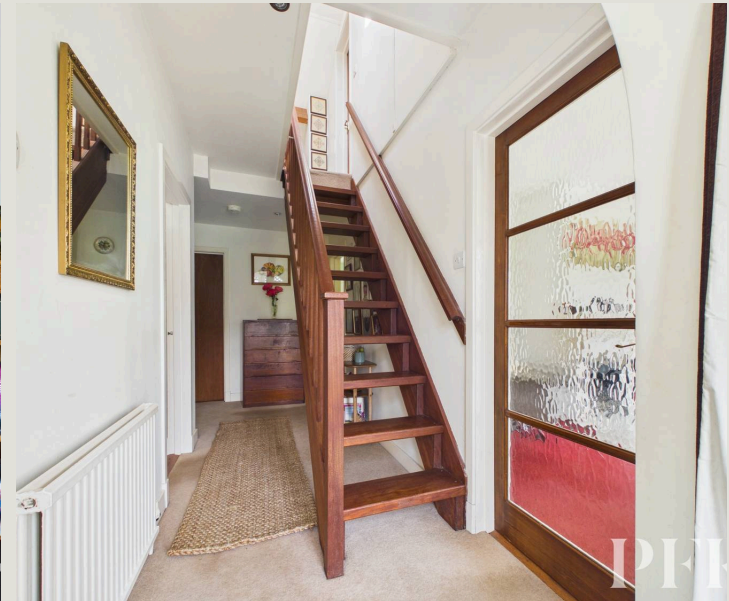
Bellefield

The Property:

This semi-detached dormer bungalow occupies an exceptionally desirable position in a tucked away, elevated part of the village, enjoying stunning panoramic views of the Lakeland fells. The property benefits from a garage and gardens to both the front and rear, all taking full advantage of the spectacular outlook.

Although now in need of upgrading, the property offers excellent potential and features two generously sized first floor bedrooms together with a separate WC. Conveniently situated within a short drive of Keswick town centre, this is a wonderful opportunity to create a superb home in a highly sought after location.

- EPC rating D
- Tenure: Freehold
- Council Tax: Band E
- Dormer bungalow
- Garden and garage
- Breathtaking Lakeland Fell Views
- Elevated position
- Four bedrooms
- Upgrading required





Bellefield

Location & Directions:

Portinscale is a delightful village offering all the charm and views of the Lake District. There is a strong sense of community in the village and it also has excellent facilities, including village hall, pub, café/restaurant and marina. It is set back off the A66, and just a short offroad walk into Keswick, with an easy commute to a number of surrounding villages and towns including Keswick, Cockermouth, Grasmere, Penrith and the M6 at Junction 40.

Directions

The property can easily be located using postcode CA12 5RQ or can otherwise be found using what3words location [///typical.readings.inflation](https://www.what3words.com/typical.readings.inflation)



ACCOMMODATION

Entrance Porch

4' 11" x 3' 5" (1.51m x 1.05m)

Hallway

5' 0" x 13' 7" (1.52m x 4.13m)

Stairs to first floor and a radiator.

Living Room

18' 6" x 12' 2" (5.64m x 3.71m)

Large picture window to front aspect with panoramic fell views, feature fireplace with gas fire and a radiator.

Dining Room

9' 2" x 16' 10" (2.79m x 5.14m)

Sliding doors into sunroom and a radiator.

Sunroom

8' 5" x 9' 6" (2.57m x 2.89m)

Door to rear aspect.

Kitchen

9' 9" x 12' 5" (2.98m x 3.79m)

Window to rear aspect, range of matching wall and base units, complementary worktop, electric hob and oven with extractor over, stainless steel sink and drainer with mixer tap, space for washing machine, built in cupboards, space for fridge freezer, door to rear porch and a radiator.

Rear Porch

5' 7" x 3' 7" (1.69m x 1.09m)

Space for tumble dryer and a door to rear aspect.

Bathroom

6' 8" x 8' 11" (2.04m x 2.72m)

Obscured window to rear aspect, WC, pedestal wash hand basin, walk in shower cubicle and a radiator.



Bedroom 1

10' 0" x 12' 10" (3.05m x 3.91m)

Window to rear aspect, built in wardrobe and a radiator.

Bedroom 2

12' 8" x 12' 2" (3.85m x 3.71m)

Window to front aspect with Lakeland fell views, built in wardrobe and a radiator.

FIRST FLOOR**Landing**

7' 0" x 13' 11" (2.13m x 4.24m)

Velux window

Bedroom

18' 5" x 7' 5" (5.62m x 2.26m)

Three Velux windows, undereaves storage cupboard and feature wooden beams.

WC

5' 0" x 3' 10" (1.53m x 1.18m)

WC, pedestal wash hand basin and a feature wooden beam.

Bedroom

8' 0" x 11' 10" (2.44m x 3.61m)

Two Velux windows and feature wooden beams.





EXTERNALLY

Garden

The front is terraced with mature shrubs and flowers, steps lead up to a pergola with seating area to enjoy the panoramic fell views. Side access leads to the rear of the property with useful storage shed, the rear is mainly laid to decorative chippings for ease of maintenance with an abundance of colourful mature trees, flowers and shrubs creating an enclosed private garden. To the lower garden is a patio seating area with stone walled border.

GARAGE

Single Garage

Light and power.

DRIVEWAY

2 Parking Spaces

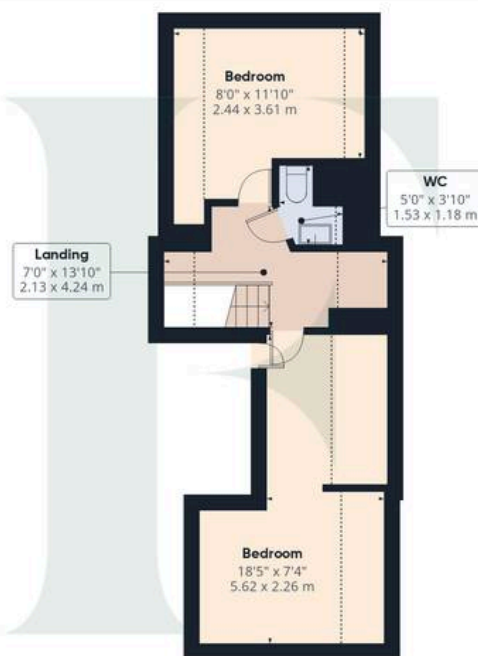
Shillied driveway to the front.







Floor 0



Floor 1



Approximate total area⁽¹⁾

1398 ft²

130.1 m²

Reduced headroom

103 ft²

9.6 m²

(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.

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ADDITIONAL INFORMATION

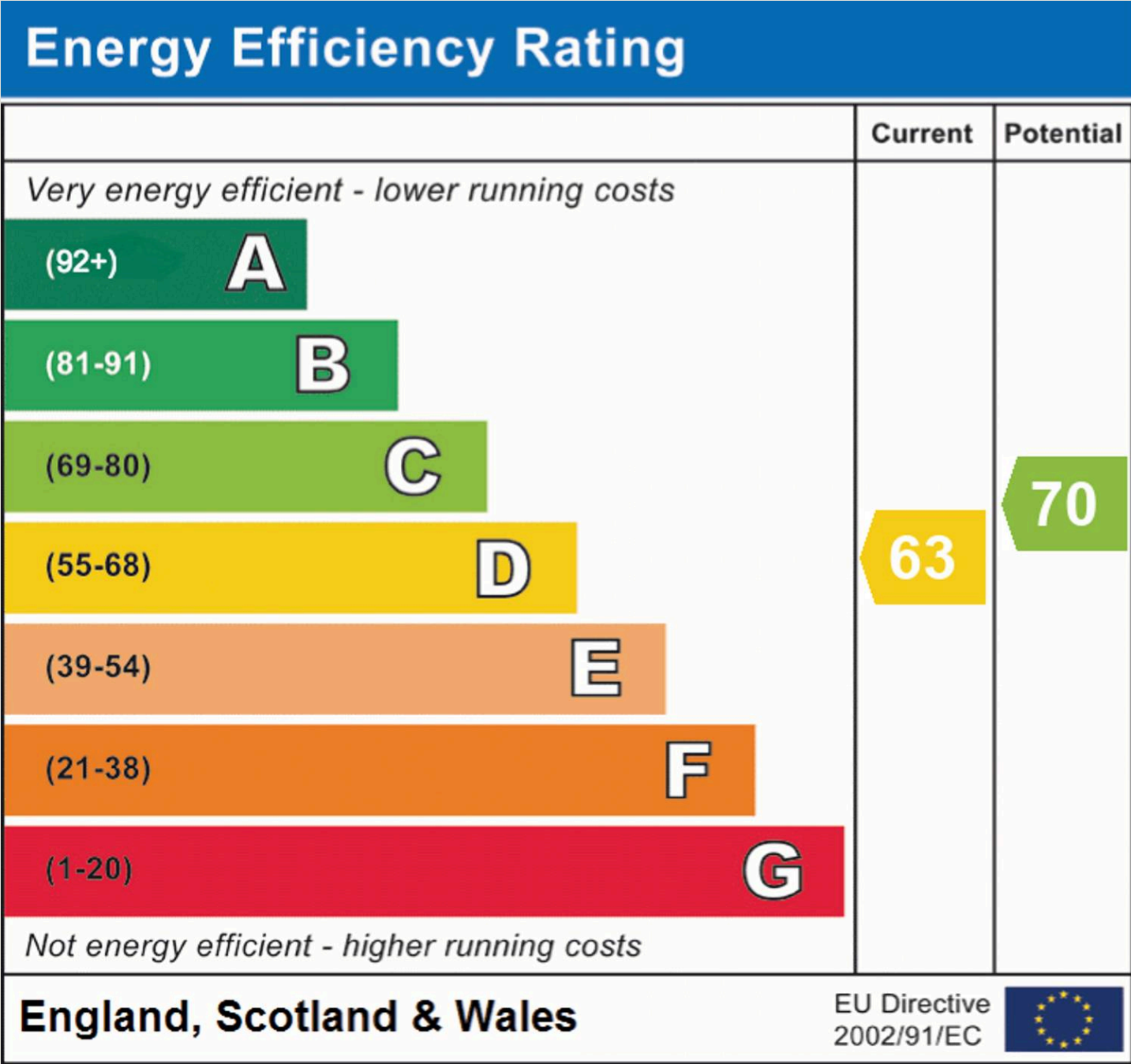
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- Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, 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, 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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