

HACKNEY & LEIGH

Keswick

Offers over £485,000

Oak Leaf House, Ambleside Road, Keswick, CA12 4DL

Equally suitable as a primary home, recreational second home or for lucrative holiday letting this enchanting picturesque detached thee bedroom house was constructed to a most appealing period style and is conveniently located in a small private courtyard within a highly desirable residential location close to Keswick town centre.

Quick Overview

Enchanting picturesque detached house

Constructed to a most appealing period style

Delightful small private courtyard setting

Highly desirable residential location close to Keswick town centre

Three bedrooms

Living room and dining room

Potential for loft conversion

Surrounding mature gardens

Parking space and garage

No local occupancy restriction

Property Reference: KW0375

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Living Room



Living Room



Dining Room



Dining Room

Accommodation

Ground Floor:

Entrance Hall
With radiator, built in cupboard, under stairs cupboard.

WC
With WC, wash hand basin, radiator.

Living Room
With windows to two elevations, period style fireplace, radiator.

Dining Room
With radiator.

Kitchen
With fitted base and wall units, sink with mixer tap, plumbing for washing machine, radiator, external door.

First Floor:

Landing
With radiator, built in cupboards, access hatch and retractable ladder to boarded loft with roof window. There is potential to convert the loft to provide additional accommodation.

Bedroom One
With windows to two elevations, radiator, built in cupboards.

Bedroom Two
With radiator, built in cupboard.

Bedroom Three
With radiator, built in cupboard.

Shower Room
With WC, wash hand basin, shower cubicle, radiator, heated towel rail.

Request a Viewing Online or Call 01768 741741



Living Room



Dining Room



Kitchen



Kitchen



Bedroom Two



Bedroom Three

Outside:

Mature gardens to each side of the property including lawns, stocked and shrubbed borders, trees, paved patio, front shrubbed border, rear pathway, garden shed, parking space and garage located beside the property with vehicular access from Acorn Street, communal courtyard entrance to the property from Ambleside Road.

Services

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

Tenure

Freehold.

Council Tax

Band F.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

In Keswick town centre proceed from Station Road onto St John's Street and then onto Ambleside Road. The courtyard entrance to the property is situated on the left opposite Castlehead Close. The vehicular access to the property is from Acorn Street.

What3words

///paddock.slice.unlisted

Price

Offers over £485,000.

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 £60.00 (inc. VAT) per individual or £50.00 (incl. 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 (incl VAT).



Kitchen



Bedroom One



Garden



Garden

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Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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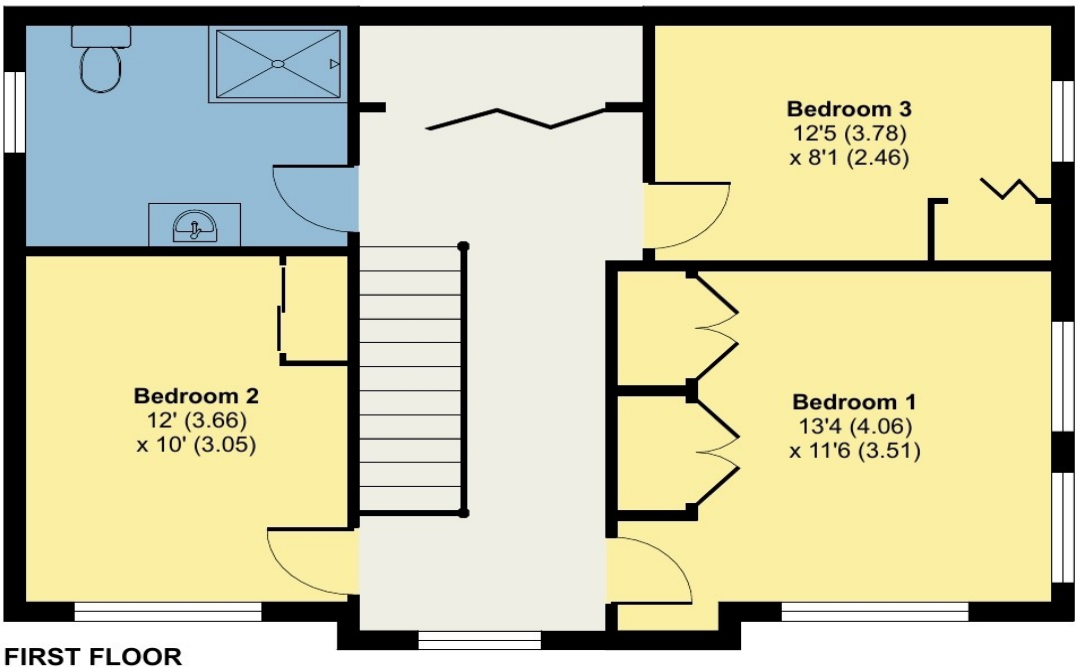
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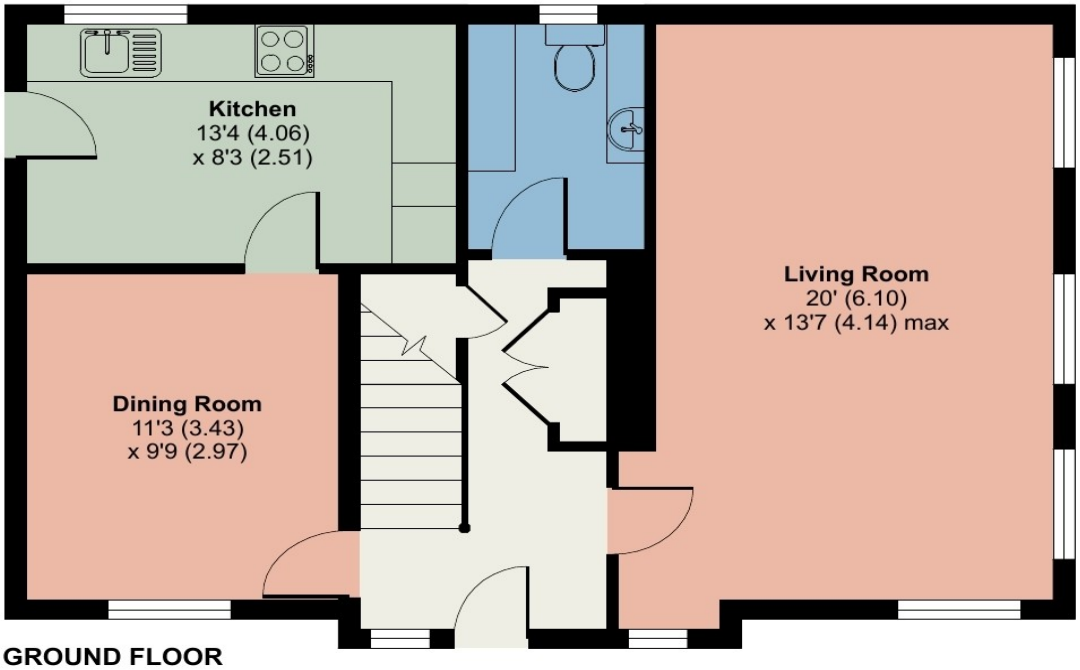
Oak Leaf House, Ambleside Road, Keswick

Approximate Area = 1296 sq ft / 120.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 1152697

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