



14 Blencathra Street, Keswick – CA12 4HP

Guide Price £515,000

PFK

14 Blencathra Street

Keswick

A well presented traditional Victorian terrace, currently arranged as a charming family home with a successful holiday let to the rear. The annexe benefits from its own private access, making it ideal for continued rental income or perfectly suited for multi-generational living.

Ideally positioned in the heart of the town, the property is just a five-minute walk from a full range of amenities, while still enjoying delightful Lakeland fell views from the upper floors. To the rear, there is a courtyard providing an inviting outdoor space and practical storage shed.

The accommodation is thoughtfully arranged over three floors and offers generous living space, including five bedrooms, a study, and two bathrooms, making it a versatile home suited to a variety of lifestyles.

- Freehold
- No chain
- EPC rating D
- Council tax band D
- Five bedrooms
- Annexe/holiday let to rear
- Lakeland Fell views
- Town centre





14 Blencathra Street

Keswick

Situated within walking distance 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 main line railway station in Penrith (approx. 18 miles).

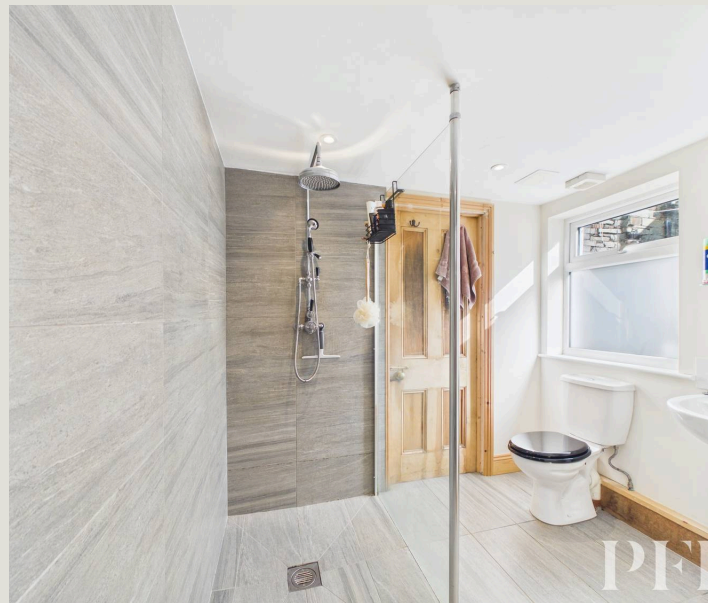
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Freehold
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- Council tax band D
- Five bedrooms
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Entrance Vestibule

3' 1" x 3' 10" (0.94m x 1.16m)

Door into:-

Entrance Hallway

Radiator and stairs to first floor.

Living Room

15' 6" x 12' 2" (4.73m x 3.71m)

Bay window to front aspect, feature cast iron fireplace with wood burning stove and a radiator.

Kitchen/Dining Room

12' 0" x 16' 8" (3.66m x 5.07m)

Window to rear aspect, range of matching wall and base units, complementary worktop, Belfast sink with stainless steel taps, space for fridge freezer, feature brick fireplace, Rangemaster style cooker, space for dining table, under stairs pantry and a radiator.

Rear Porch

3' 7" x 5' 1" (1.09m x 1.55m)

Door to rear yard.

Wet Room

8' 6" x 7' 7" (2.60m x 2.31m)

Obscured window to side aspect, WC, pedestal wash hand basin, mains powered shower and a radiator.

Annexe/Air B&B

Kitchenette

5' 7" x 10' 4" (1.69m x 3.14m)

Door to rear yard, range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, breakfast bar, stairs to first floor and a radiator.

Shower Room

4' 4" x 7' 1" (1.33m x 2.17m)

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

Bedroom/Living Room



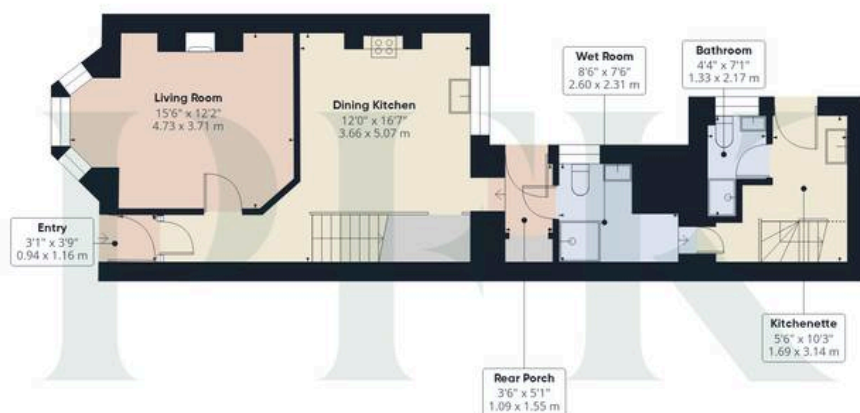


YARD

Rear yard with wooden access gate to rear lane and storage outhouse.



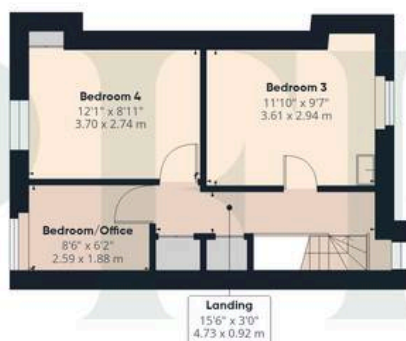




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1560 ft²

145 m²

Reduced headroom

8 ft²

0.8 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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You can include any text here. The text can be modified upon generating your brochure.





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