

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Bassenthwaite

Castle Hill Cottage, Bassenthwaite, Keswick, CA12 4RG

A substantial detached four bedroom period cottage occupying an extensive garden site in a delightful rural setting with surrounding fell views.

Benefitting from a large two storey rear extension and equally suitable as a primary home, second home or as a lucrative holiday let, Castle Hill Cottage is situated within the Lake District National Park only one mile from Bassenthwaite village and seven miles from Keswick.

Offers over £535,000

Quick Overview

Substantial detached period cottage

Delightful rural setting with surrounding fell views

Extensive garden site

One mile from Bassenthwaite village and seven miles from Keswick

Four bedrooms and two bathrooms

Living room, dining room and sitting room

Fitted kitchen with Aga

Equally suitable as a primary home, second home or holiday let.



4



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Superfast
80 Mbps



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Property Reference: KW0103



Front View



Living Room



Dining Room



Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall With radiator.

Living Room 13' 5" x 12' 1" (4.09m x 3.68m) With windows to two elevations, sandstone surround fireplace including tiled hearth and wood burning stove, radiator, walk in storage cupboard.

Dining Room 13' 5" x 9' 10" (4.09m x 3m) With pine surround fireplace and inset fire, two radiators.

Kitchen 16' 1" x 12' 6" (4.9m x 3.81m) With windows to two elevations, fitted base and wall units including pelmet lighting, stainless steel sink unit, ceramic wall tiling, AGA cooker, plumbing for dish washer, utility cupboard with plumbing for washing machine.

WC With WC and sink unit.

Sitting Room 13' 3" x 8' 8" (4.04m x 2.64m) With radiator, double doors leading to the rear garden.

Porch With Worcester boiler and external door.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

First Floor:

Landing With built in cupboard.

Bedroom One 13' 4" x 12' 1" (4.06m x 3.68m)
Front bedroom with windows to two elevations, fell views, radiator, built in cupboard.

Bedroom Two 13' 4" x 9' 6" (4.06m x 2.9m)
Front bedroom with fell views, radiator.

Bedroom Three 13' 2" x 8' 8" (4.01m x 2.64m)
Rear bedroom with fell view, radiator.

Bedroom Four 8' 10" x 7' (2.69m x 2.13m) Side
bedroom with radiator

Bathroom One 7' 9" x 6' 7" (2.36m x 2.01m)
With WC, wash hand basin, roll top bath with telephone style shower attachment, quadrant shower cubicle, ceramic wall tiling, heated towel rail.

Bathroom Two 8' 10" x 4' 11" (2.69m x 1.5m)
With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling, heated towel rail.

Outside: Front forecourt and generous side driveway with parking areas, extensive rear lawned garden with established shrubs and trees, side pathway, log store, oil tank.

Services Mains water and electricity. Klargester septic tank drainage. Oil central heating.

Tenure Freehold.



Bedroom One



Sitting Room



Rear View



Rear Elevation



Garden

Council Tax The council tax banding entry has been deleted as the owners' use of the property is currently covered by business rates relief.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Keswick Crosthwaite roundabout proceed to the A591 towards Bassenthwaite and continue for approximately seven miles until reaching the cross roads and then turn right immediately before the Castle Inn Hotel. Castle Hill Cottage is the second property on the left.

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

Price Offers over £535,000 invited.

Meet the Team

Nick Elgey

Sales Manager

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Ruth Leckie

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Sylvia Putnam

Viewing Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Nicola Atkinson

Lettings Team

Tel: 01539 792035
lettings@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



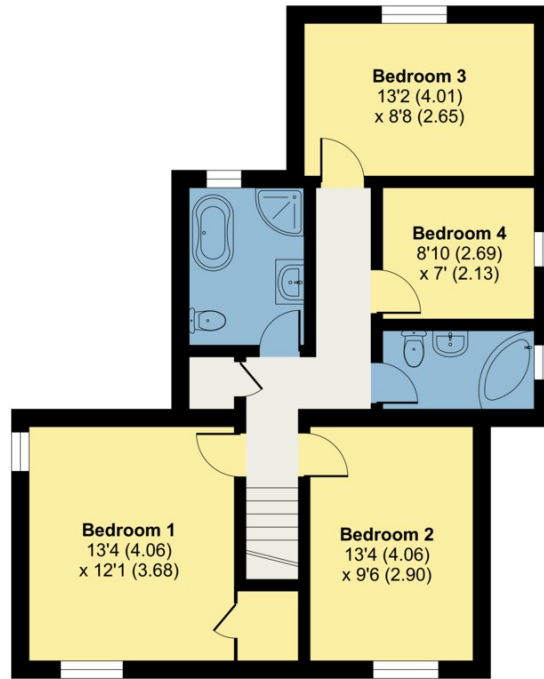
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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

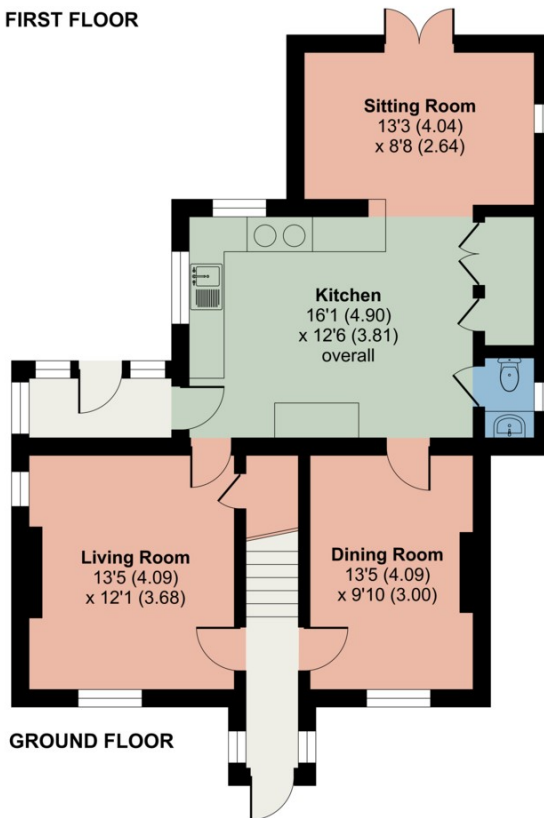
Bassenthwaite, Keswick, CA12

Approximate Area = 1486 sq ft / 138 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 738086

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