

Penrith Road

**Offers over
£395,000**

Lydia's River Cottage
Penrith Road
Keswick
CA12 4JY

A superbly appointed stone built two bedroom period terrace cottage conveniently situated in an idyllic setting less than one mile from Keswick town centre with the rare combined benefits of a spectacular rear rural outlook directly over the river Greta, external paved courtyards for al fresco dining and adjoining parking spaces.

Over the last eight years the present owners have successfully established and optimised profit from a thriving robustly established luxury self-catering holiday letting use with a Visit England four star gold accreditation and bookings sourced solely from their own website which avoids incurring letting agency fees. Offered with extensive secured forward bookings this is a truly outstanding investment opportunity. Internal viewing is highly recommended.

Property Ref: KW0117





Living Room/Dining Kitchen



Bedroom One

Accommodation

Ground Floor:

Entrance Vestibule With radiator.

Open Plan Living Room / Dining Kitchen 21' 5" x 14' 0" (6.53m x 4.27m) With a feature stone fireplace including remote control stove style gas fire, two radiators, stylish range of modern fitted base and wall units, stainless steel sink unit with mixer tap, integrated oven, ceramic hob, microwave, extractor unit, fridge, freezer, dish washer and washing machine.

First Floor:

Landing

Bedroom One 10' 5" x 10' 3" (3.18m x 3.12m) Front bedroom with radiator, built in cupboard.

Bedroom Two 10' 6" x 7' 7" (3.2m x 2.31m) Rear bedroom with delightful rural view over the river Greta, radiator.

Shower Room 6' 10" x 6' 3" (2.08m x 1.91m) A luxury shower room with large shower cubicle including watering can head and rinser attachment, WC, wash hand basin, heated towel rail.

Outside: Front paved forecourt and adjoining parking space for two cars, spacious rear paved courtyard directly overlooking the river Greta. Sightings of ducks, goldeneye, mergansers, herons, white throated dippers and grey wagtails are common and the rarer sightings include kingfishers and otters.

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

Tenure Freehold.

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



Living Room/Dining Kitchen

Business Rates Small business rates relief applies.

Flooding The cottage experienced water ingress during the 2015 flood.

Directions From Keswick town centre proceed onto Penrith road and the cottage is located on the left within the row of cottages situated opposite the Twa Dogs public house car park.

Viewings By appointment with Hackney & Leigh's Keswick office. Viewings are restricted to Saturdays from noon to 2pm

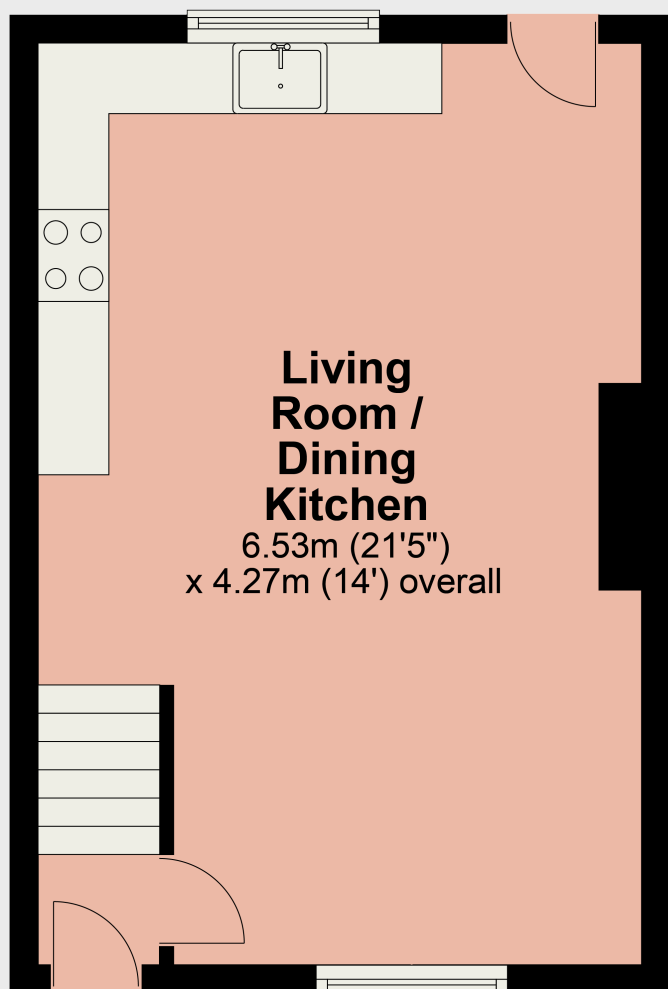
Price Offers over £395,000 invited. Contents are available by separate negotiation.



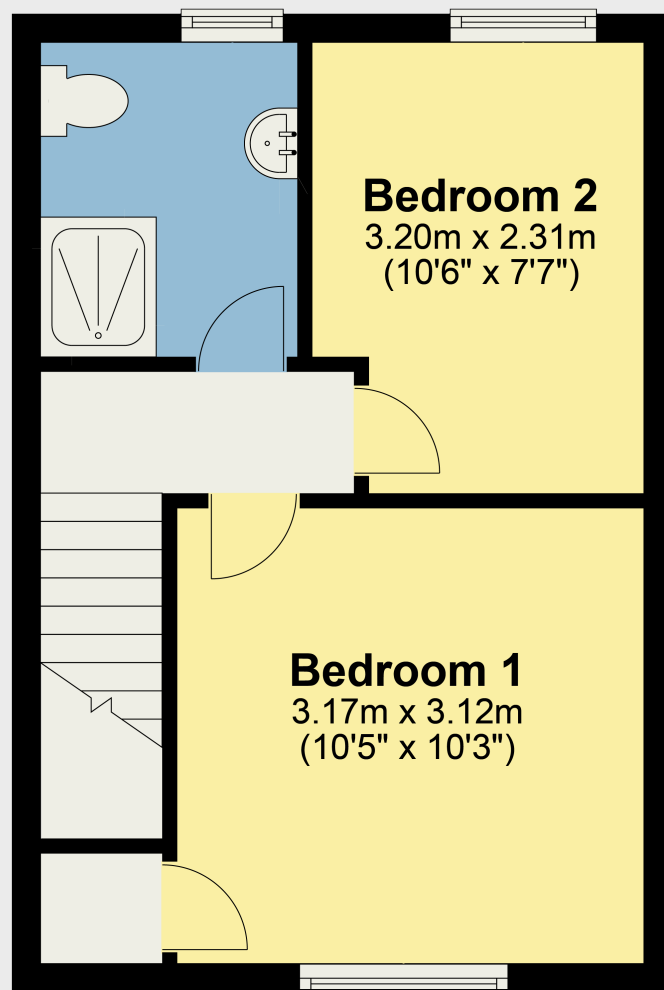
Bedroom Two



Ground Floor



First Floor



Total area: approx. 55.0 sq. metres (591.5 sq. feet)

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.