

## Manesty

## Offers in the region of £475,000

Catbells Cottage, Manesty, Keswick, Cumbria, CA12 5UG

An exceptionally rare opportunity to purchase a delightfully situated one bedroom semi-detached cottage nestling in a stunning elevated Lakeland setting on the lower slope of Catbells approximately five miles from Keswick with spectacular views to Derwentwater and the majestic surrounding Borrowdale fells.

The accommodation is ideally suitable as an idyllic primary residence, second home or for lucrative holiday letting and there is potential to provide a gable end extension subject to planning consent.

### Quick Overview

Delightfully situated one bedroom semi-detached cottage

Stunning elevated Lakeland setting on the lower slope of Catbells

Spectacular views to Derwentwater and the majestic surrounding Borrowdale fells

Potential for an extension subject to planning consent

Ideal primary residence, second home or for lucrative holiday letting

Viewing highly recommended



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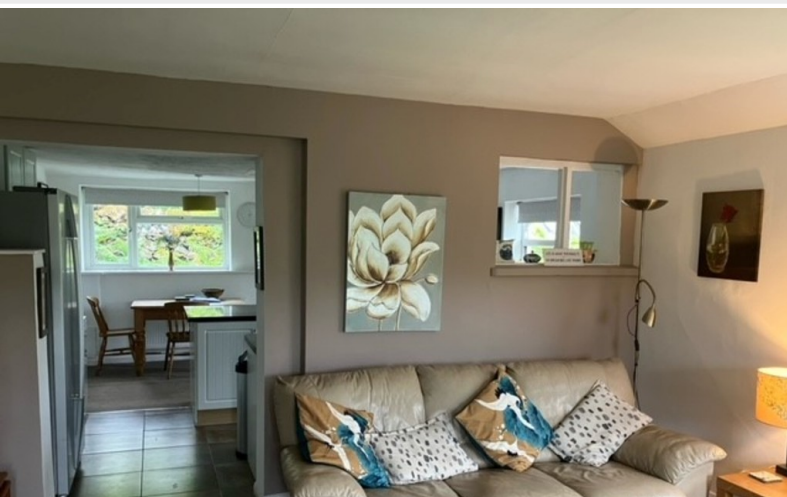


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Property Reference: KW0123



Dining Kitchen



Living Room



Bedroom



Bathroom

## Accommodation

**Dining Kitchen** 15'3 x 14'2 With views to Derwentwater, fitted base and wall units, island unit, stainless steel sink unit, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine and dish washer.

**Living Room** 13'11 x 13'7 With dual aspect and views to Derwentwater and the fells, wood burning stove, radiator.

**Bedroom** 14'1 x 8'7 With radiator.

**Bathroom** With panelled bath including mixer / filler attachment, wash hand basin, ceramic wall tiling, radiator.

## Separate WC

**Outside** Adjoining mature garden including patio and decked terrace with views to Derwentwater. Two allocated car parking spaces are provided within the parking area situated beside the neighbouring cottage.

**Services** Water and electricity are supplied. The electricity supply is shared with the adjoining cottage and purchasers may prefer to provide a separate electricity supply. A traditional septic tank is shared by both cottages. Oil central heating.

**Rateable Value** £2900

**Tenure** Freehold.

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

**Directions** From Keswick proceed to the B5289 Borrowdale Road on the eastern side of Derwentwater and after approximately four miles turn right at the bridge into Grange and follow the road up the hill to Manesty. The entrance road leading to the property is on the left and sign posted to Fellside.

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

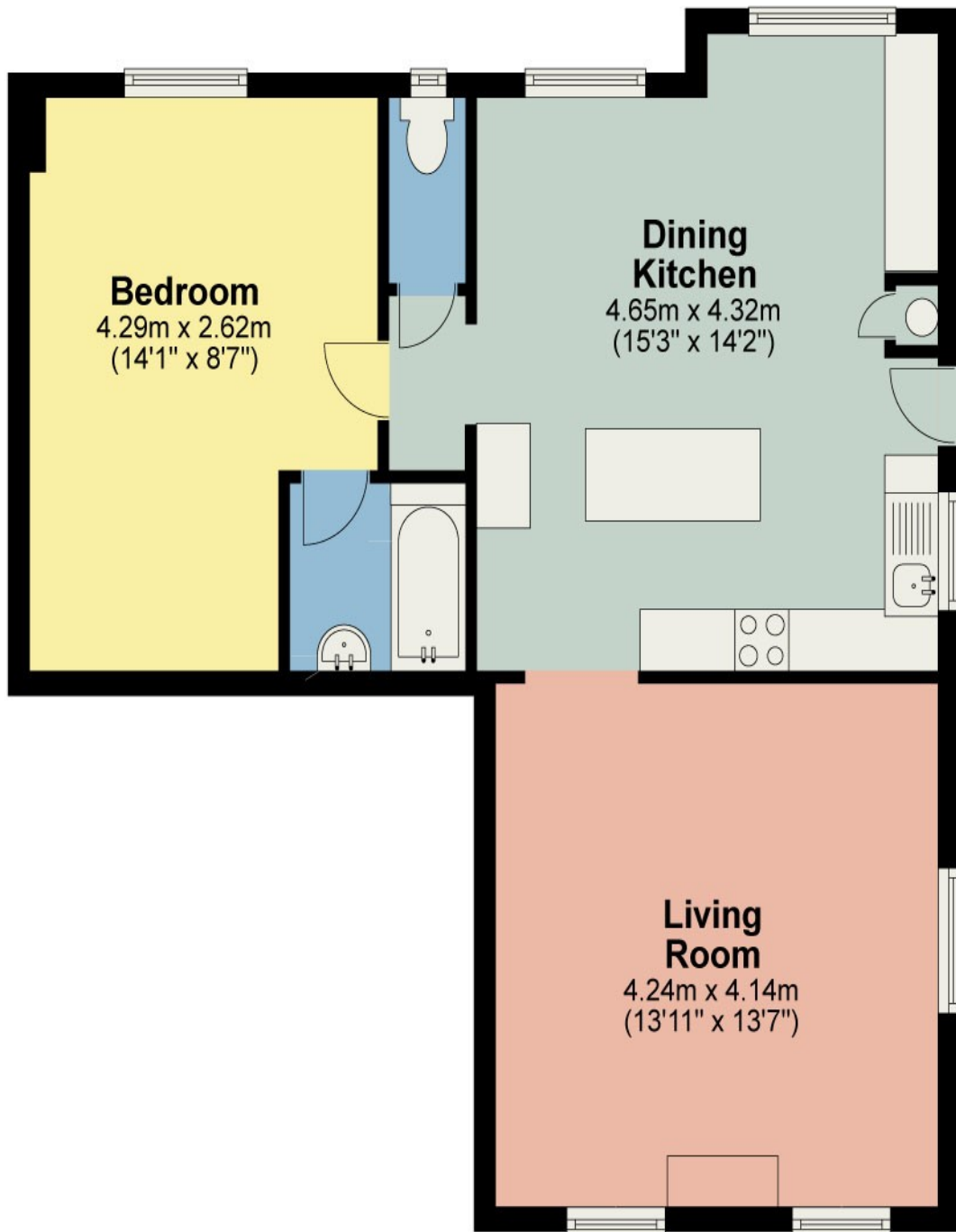
**Price** Offers in the region of £475,000.



Living Room



View



Total area: approx. 57.7 sq. metres (621.5 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. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/07/2024.

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