

40  
YEARS  
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HACKNEY  
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## Rosthwaite

Eaglesfield, Rosthwaite, Borrowdale, Keswick, CA12 5XB

A cottage style semi-detached house at the periphery of Rosthwaite village approximately six miles south of Keswick. Benefitting from recent refurbishment Eaglesfield enjoys rural views to the surrounding fells. Suitable as a primary home, second home or for lucrative holiday letting use.

Offers over £595,000

### Quick Overview

Superbly upgraded cottage style semi-detached house

Peaceful side road setting in the stunning Borrowdale valley

Only six miles from Keswick

Delightful rural views to the surrounding fells  
Immaculately presented and tastefully appointed accommodation

Living / dining room and fitted kitchen with integrated appliances

Ground floor bedroom and two first floor bedrooms



3



1



1



C



Broadband



Garage

Property Reference: KW0170



Living / Dining Room



Living / Dining Room



Bedroom Three



Kitchen

A superbly upgraded cottage style three bedroom semi-detached house enjoying an idyllic setting on a peaceful side road at the periphery of Rosthwaite village in the stunning Borrowdale valley approximately six miles south of Keswick.

Benefitting from recent comprehensive refurbishment by the present owners Eaglesfield enjoys delightful rural views to the surrounding fells and provides an immaculate standard of luxuriously appointed accommodation equally suitable as a primary home, second home or for lucrative holiday letting use.

Internal viewing is highly recommended.

## Accommodation

### Ground Floor:

#### Entrance Hall

With recessed ceiling spot lights, under stairs cupboard.

#### WC

With WC, wash hand basin, ceramic wall tiling.

#### Living / Dining Room 19' 5" x 10' 10" (5.92m x 3.3m)

With windows to the front and rear elevation, recessed fireplace including wood burning stove and timber mantle.

#### Kitchen 10' 2" x 7' 3" (3.1m x 2.21m)

With fitted base and wall units, sink unit with mixer tap, integrated oven, hob, extractor unit, dish washer, recessed ceiling spot lights, external door.

#### Bedroom Three 9' 1" x 7' 4" (2.77m x 2.24m)

An additional bedroom or sitting room.

#### Store Room

With fitted work surface, recessed ceiling spot lights.

### First Floor:

#### Landing

With radiator, built in cupboard.

#### Bedroom One 19' 5" x 10' 9" (5.92m x 3.28m)

With windows to two elevations, two sloping roof windows, radiator, exposed beams, recessed storage area.

#### Bedroom Two 10' 10" x 9' 4" (3.3m x 2.84m)

With radiator, built in cupboard.

#### Shower Room

With WC, vanity wash basin, quadrant shower with rain water head and rinse attachment, ceramic wall tiling, heated towel rail, two sloping roof windows, exposed beam, recessed ceiling spot lights.





Living / Dining Room



Living / Dining Room



Bedroom One



Bedroom One



Bedroom Two



Shower Room

### Outside:

Front forecourt providing on-site parking spaces, front paved path and lawned garden with shrubbed borders, side paved path, rear paved path and lawned garden with shrubbed borders, cold water tap.

Outbuilding formed by a high quality conversion of the garage and providing an entrance hall, two store rooms, utility room with fitted base units, sink unit with mixer tap, radiator, plumbing for washing machine, ventilation for drier, recessed ceiling spot lights.

### Services

Mains water, electricity and drainage. Air source heat pump heating. Ground floor under floor heating and radiators on the first floor.

### Tenure

Freehold.

### Council Tax

Band E.

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Directions

Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini round about opposite the Cooperative food store and then bear left onto Heads Road. Continue across the mini roundabout onto the B5289 towards Borrowdale. Proceed for approximately six miles and after passing the Royal Oak hotel turn right onto Howe Lane by the bus stop. Eaglesfield is located within the row of houses on the left.

### Price

Offers over £595,000 are invited.





Rear Garden



Rear View





Rear View



Rear View

Request a Viewing Online or Call 01768 741741



# Meet the Team

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



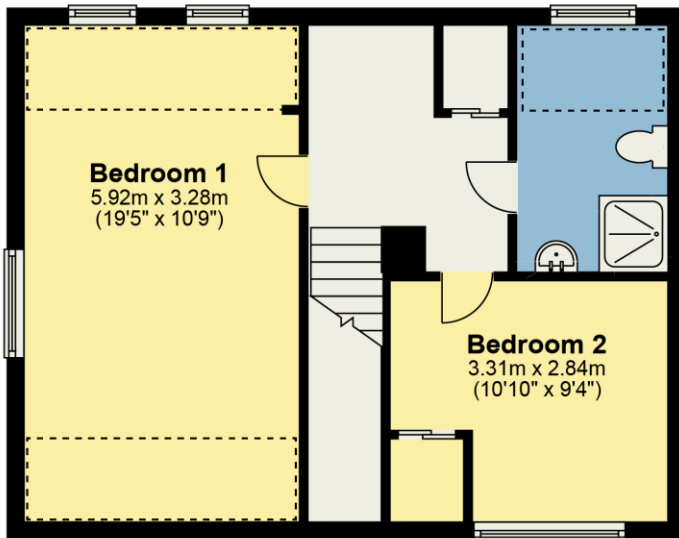
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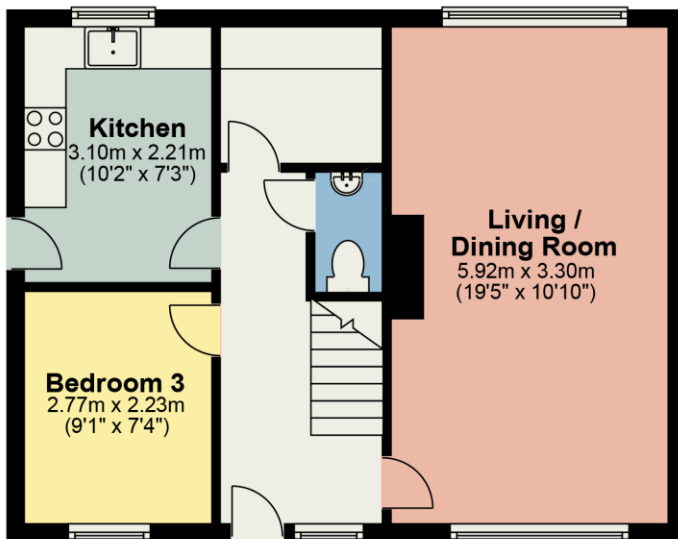
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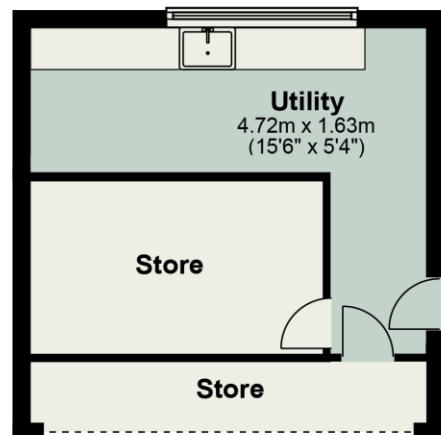
Eaglesfield, Rosthwaite,  
Keswick, Cumbria, CA12 5XB



First Floor



Ground Floor



Total area: approx. 97.1 sq. metres (1045.5 sq. feet)

For illustrative purposes only. Not to scale.

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