

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Portinscale

Lingholm, Portinscale, Keswick, Cumbria, CA12 5RE

A picturesque semi-detached two bedroom period cottage located in the centre of Portinscale.

As there is no local occupancy restriction the property is equally suitable for use as a primary home, second home or for lucrative holiday letting.

Portinscale is conveniently located by the A66 less than two miles west of Keswick in a delightful rural setting by the fells and Derwentwater with a range of local amenities available including two marinas, public house, village hall and cafe / restaurant

Offers over £295,000

### Quick Overview

Picturesque semi detached period cottage

Two bedrooms

Rear view to Derwentwater

Central location in Portinscale village

Substantial forecourt and parking

No local occupancy condition



2



1



1



E



Broadband



Parking

Property Reference: KW0209





Living Room



Kitchen



Bedroom



Bedroom

A picturesque semi detached two bedroom period cottage located in the centre of Portinscale.

#### Accommodation

##### Ground Floor:

**Entrance Hall** With radiator, under stairs cupboard.

**Bedroom One** 16' 10" x 11' 7" (5.13m x 3.53m) With radiator.

**Bathroom** 11' 4" x 9' 1" (3.45m x 2.77m) With WC, wash hand basin, shower cubicle, panelled bath with shower mixer / filler, ceramic wall tiling, radiator.

##### First Floor:

**Dining Kitchen** 16' 11" x 12' 10" (5.16m x 3.91m) With windows to two elevations, fitted base and wall units, single drainer sink unit with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, plumbing for dish washer, radiator.

**Living Room** 16' 11" x 10' 5" (5.16m x 3.18m) With two radiators.

##### Second Floor

**Sitting Room** 11' 11" x 9' 5" (3.63m x 2.87m) With two roof windows and rear window providing view to Derwentwater, radiator.

**Bedroom Two** 9' 10" x 8' 5" (3m x 2.57m) With roof window.

**Outside** Forecourt with seating area. Allocated parking space - details to be confirmed.

**Tenure** To be confirmed.

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

**Council Tax** The council tax banding will be assessed following the outcome of the existing planning application as the property is currently included within the rating assessment of the Derwentwater Hotel.

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

**Directions** Entering into Portinscale from the A66 proceed past the public house and turn left at the road junction. Continue to the Derwentwater hotel and the property is located opposite on the left upon entering the drive to Derwent Manor.





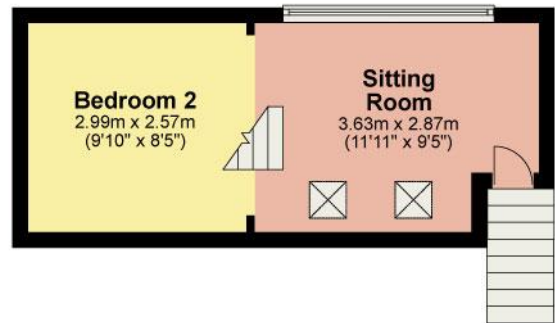
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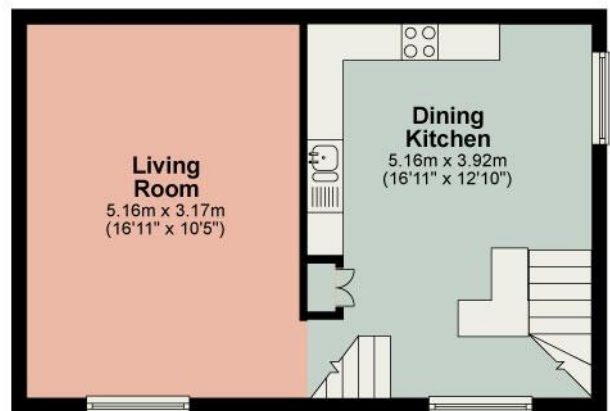
### Second Floor



### Ground Floor



### First Floor



Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

For illustrative purposes only. Not to scale.

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