



## Bassenthwaite

Offers in the region of £325,000

1 Low Kiln Court, Bassenthwaite, Keswick, Cumbria, CA12 4RG

A modern two bedroom cottage style end terrace house enjoying a delightful rural setting with views to the fells. Located one mile from Bassenthwaite village and seven miles from Keswick, this most appealing house is equally suitable as a primary home, second home or for lucrative holiday letting.

### Quick Overview

Most appealing modern cottage style end terrace house  
Delightful rural setting  
Front view to the fells  
One mile from Bassenthwaite village  
Seven miles from Keswick  
Two double bedrooms  
Shared communal grounds, courtyard and parking space  
Equally suitable as a primary home, second home or lucrative holiday let



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Superfast  
80 Mbps



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Property Reference: KW0245



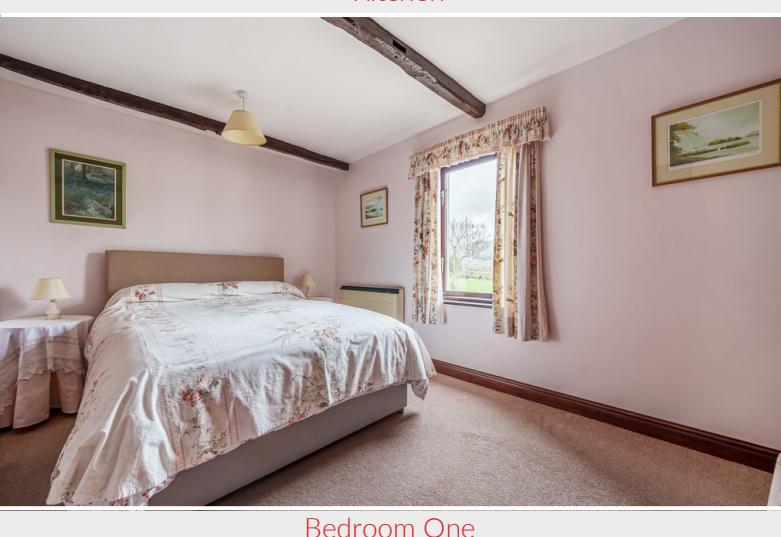
Living / Dining Room



Living / Dining Room



Kitchen



Bedroom One

Bassenthwaite village provides a wide range of amenities include a primary school, church, shop and public houses. Nearby facilities include Bassenthwaite Lake and sailing club, a first class leisure complex and spa at Armathwaite Hall Hotel, Lakes Distillery, Lake District Wildlife Park, Mirehouse country house and gardens and Honister Slate Mine. Numerous fell walks are close by including Skiddaw and Ullock Pike.

Located sixteen miles from the M6 Penrith junction 40, Keswick provides an extensive range of local amenities and services including a variety of shops, supermarkets, cafes and public houses together with hotels, banks, schools, library, theatre and medical and dental surgeries. Penrith railway station includes a west coast mail line direct service to London.

### Accommodation

#### Ground Floor:

**Open Plan Living / Dining Room** 20' 1" max x 14' 2" max (6.12m x 4.32m)

With delightful fell views, two electric heaters, feature brick fireplace with electric fire.

**Kitchen** 8' 9" x 7' 6" (2.67m x 2.29m)

With fitted base and wall units, sink unit, ceramic wall tiling, integrated oven, hob and extractor unit, plumbing for washing machine, electric heater.

#### First Floor:

#### Landing

With electric heater.

**Bedroom One** 15' max x 10' 10" max (4.57m x 3.3m)

Front bedroom with delightful fell views, electric heater.

**Bedroom Two** 18' 5" max x 8' 10" max (5.61m x 2.69m)

Rear bedroom with electric heater.

### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, electric heater, fan heater, built in airing cupboard.



Bedroom Two

### Outside:

Shared surrounding communal grounds, courtyard and car parking. Shared external store.

### Tenure

Leasehold.

### Council Tax.

Band D.



Bedroom Two

### Services

Mains water and electricity. Electric storage heating. Klargeter treatment plant drainage.

### Directions

From the Keswick Crosthwaite roundabout proceed to the A591 towards Bassenthwaite and continue for approximately seven miles. The entrance to Low Kiln Court is situated on the right before reaching the cross roads at the Castle Inn.

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

£325,000 region.



Bathroom

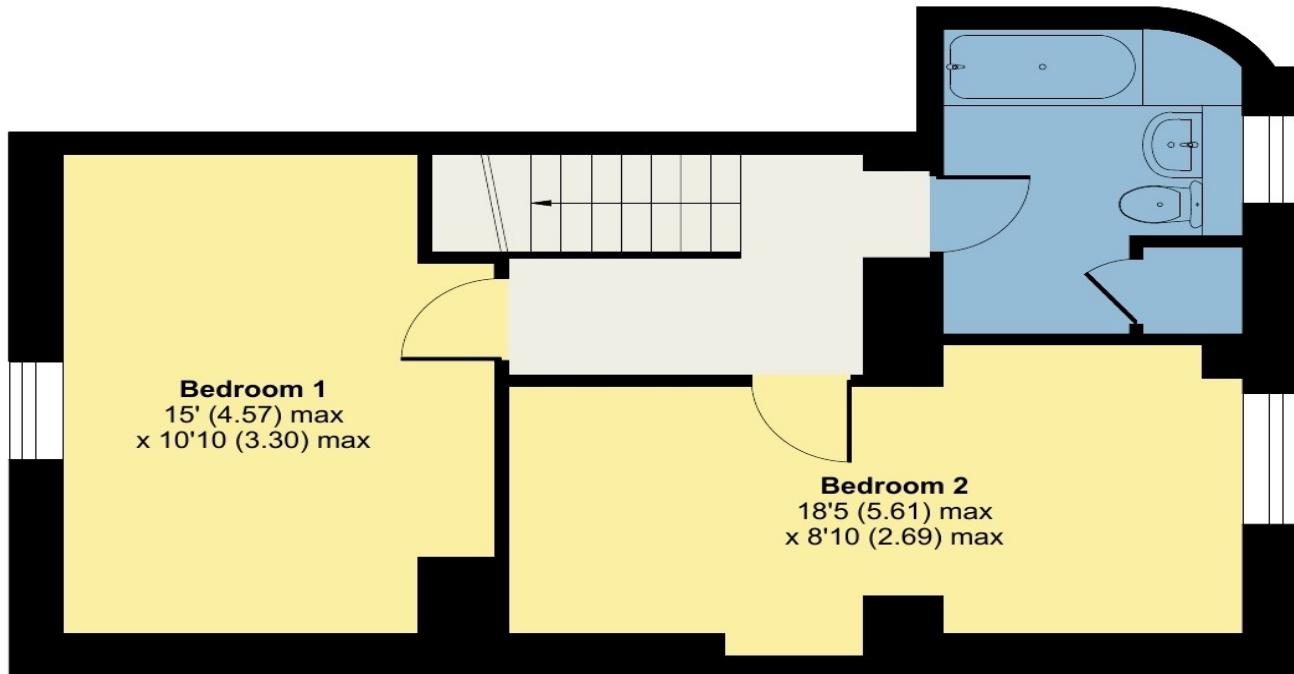


View

# 1 Low Kiln Court, Bassenthwaite, Keswick

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



## FIRST FLOOR



## GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © m<sup>2</sup>checom 2023.  
Produced for Hackney & Leigh. REF: 965391

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