



## Borrowdale

Offers over of £495,000

6 Mountain View, Seatoller, Borrowdale, Keswick, CA12 5XH

A superbly upgraded Lakeland slate-built two bedroom period terrace cottage enjoying a truly stunning rural setting within the Borrowdale Valley approximately seven miles from Keswick and with spectacular views to the surrounding range of majestic fells. The property benefits from an electric car charging point and Ultrafast Broadband.

### Quick Overview

Superbly upgraded Lakeland slate-built period terrace cottage

Stunning rural setting within the Borrowdale Valley

Approximately seven miles from Keswick  
Spectacular views to the surrounding majestic fells

Immaculately presented and tastefully appointed accommodation

Two double bedrooms

Living room and fitted dining kitchen

Impressive detached garage providing an office and garden room

Front forecourt and delightfully mature rear garden

Internal viewing highly recommended

Property Reference: KW0278



2



2



1



D



Ultrafast  
1000Mbp  
s



1



Living Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With electric radiator.

#### Living Room 15' 1" x 13' 7" (4.6m x 4.14m)

With wood burning stove, under floor heating, understairs cupboard.

#### Dining Kitchen 15' 0" x 7' 6" (4.57m x 2.29m)

With fitted base and wall units including slate work surfaces, sink unit with mixer tap, integrated oven, hob, extractor unit, fridge, dishwasher, under floor heating, double doors to enclosed rear courtyard.

#### Covered Yard 13' 6" x 7' 4" (4.11m x 2.24m)

With sink unit, patio door to enclosed rear courtyard.

#### Utility Room

With sink unit, plumbing for washing machine, electric radiator, WC.

### First Floor:

#### Landing

#### Bedroom One

Front bedroom with electric radiator, built in storage cupboard.

#### Bedroom Two

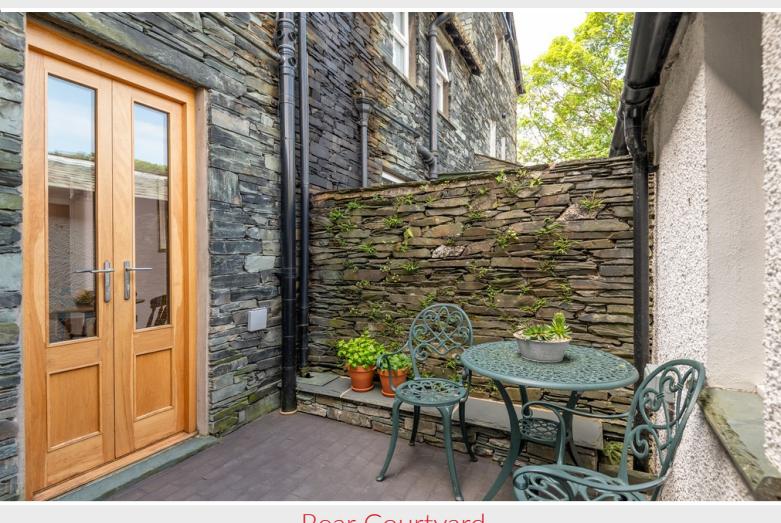
Rear bedroom with electric radiator.

#### Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.



Covered Yard



Rear Courtyard



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Office



Garden Room

### Outside:

Front forecourt with Lakeland slate boundary wall. Detached rear garage currently impressively adapted to provide an office and separate rear garden room each with electric radiators and sliding patio doors in the garden room. Electric car charging point. Extensive mature rear garden including lawn, established shrubs, paved patios, log store, garden shed.

### Services

Mains water, electricity, regulation compliant sewerage treatment plant. Electric radiator heating. FTTP broadband providing ultrafast 1000Mbps.

### Tenure

Freehold.

### Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini roundabout 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 6.5 miles and the row of cottages forming Mountain View are located on the right.

### Price

Offers over £495,000 are invited for consideration.



Garden Room



Rear Garden



Front View



Setting

Request a Viewing Online or Call 01768 741741

# Meet the Team

## **Nick Elgey**

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## **Simon Bennett**

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## **Jane Irving**

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## **Ruth Leckie**

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## **Sylvia Putnam**

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## **Nicola Atkinson**

Lettings Team

Tel: 01539 792035  
lettings@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

**Hackney & Leigh Ltd** 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: [keswicksales@hackney-leigh.co.uk](mailto:keswicksales@hackney-leigh.co.uk)

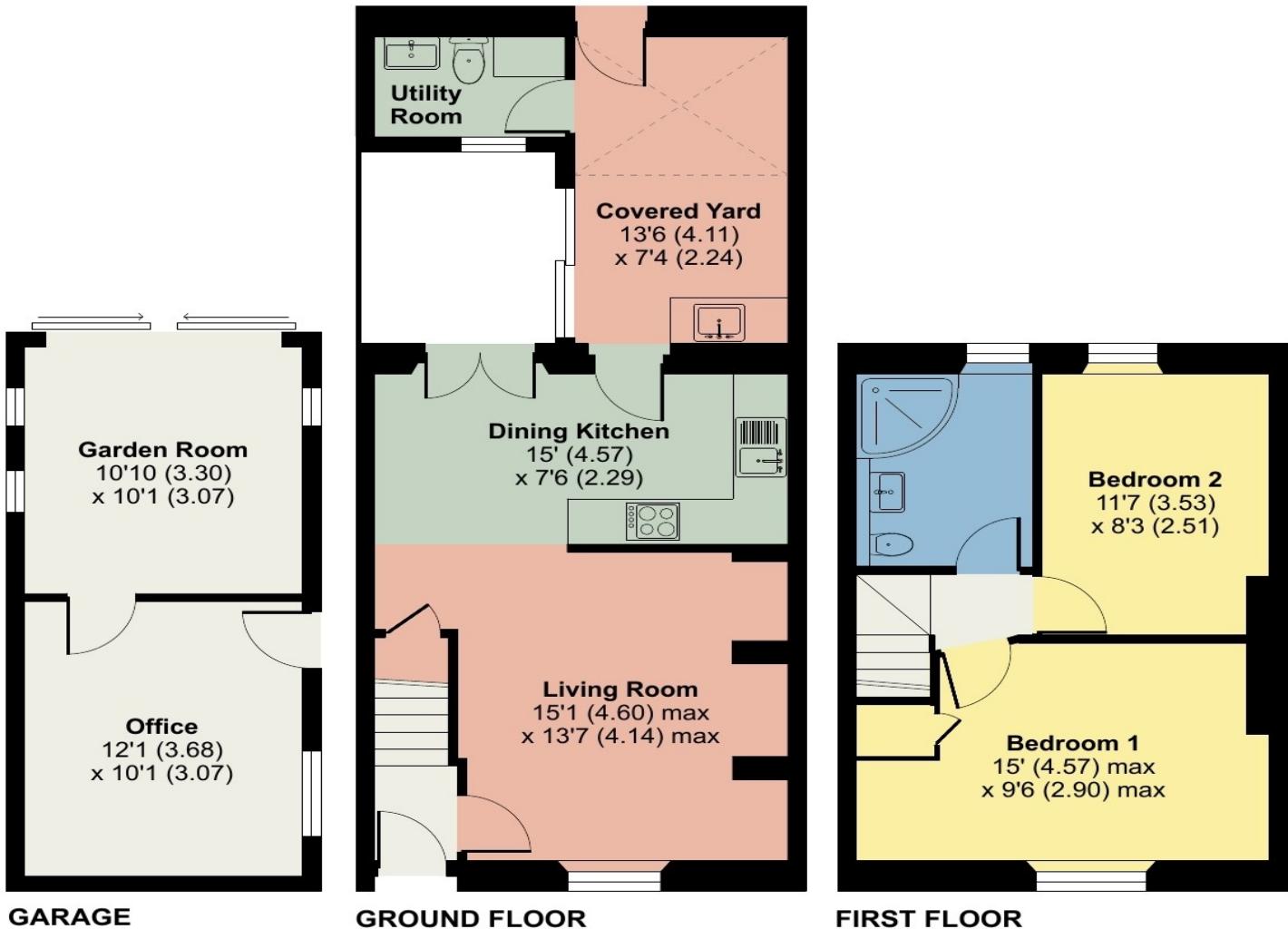
# 6 Mountain View, Seatoller, Keswick

Approximate Area = 792 sq ft / 73.6 sq m

Garage = 234 sq ft / 21.7 sq m

Total = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
Produced for Hackney & Leigh. REF: 1012449

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 01/08/2023.

Request a Viewing Online or Call 01768 741741