



## Borrowdale

Offers in the Region of £650,000

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

A superbly upgraded and substantially extended Lakeland slate-built three bedroom end terrace period cottage enjoying a truly stunning rural setting within the Borrowdale Valley approximately seven miles from Keswick 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 and substantially extended Lakeland slate-built end terrace period 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  
Three double bedrooms and two bath / shower rooms

Living room, sitting room and fitted dining kitchen

Impressive Lakeland slate-built detached garage  
Front forecourt and delightfully mature rear garden with on-site parking spaces

Internal viewing highly recommended  
Property Reference: KW0279



3



3



2



D

Ultrafast  
1000Mbp



1



Sitting Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With electric radiator.

#### Sitting Room 12' 6" max x 11' 9" max (3.81m x 3.58m)

With wood burning stove, built in cupboard, under stairs cupboard.



Dining Kitchen

#### Living Room 22' 3" max x 13' 3" max (6.78m x 4.04m)

With two electric radiators, three roof windows, built in cupboard.

#### Rear Hall

With external door.

#### Dining Kitchen 16' 1" x 15' 5" max (4.9m x 4.7m)

With fitted base and wall units including slate work surfaces, sink unit with mixer tap, electric Aga, integrated oven, hob, dishwasher.



Living Room

#### Utility Room

With WC, sink unit, plumbing for washing machine

### Covered Yard

### First Floor:

#### Landing

#### Bedroom One 15' 0" max x 9' 7" max (4.57m x 2.92m)

With electric radiator.

#### Bedroom Two 11' 3" x 7' 10" (3.43m x 2.39m)

With electric radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling.

### Second Floor:



Covered Yard



Sitting Room



Living Room



Master Bedroom



Bedroom One



Bedroom Two



Bathroom

## Landing

With roof window.

**Master Bedroom** 21' 4" max x 14' 10" max (6.5m x 4.52m)

With two roof windows, two electric radiators, built in cupboard.

## En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail, underfloor heating, roof window.

## Outside:

Front forecourt with Lakeland slate boundary wall. Extensive lawned rear garden with vehicular access and on site parking spaces.

**Rear Detached Garage** 19' 11" max x 14' 2" max (6.07m x 4.32m)

With roof windows, sink unit, pedestrian access door, electric light and power.

## 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 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 6.5 miles and the row of cottages forming Mountain View are located on the right.

## Price

Offers in the region of £650,000 are invited for consideration.



Dining Kitchen



Front View



Garden



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)

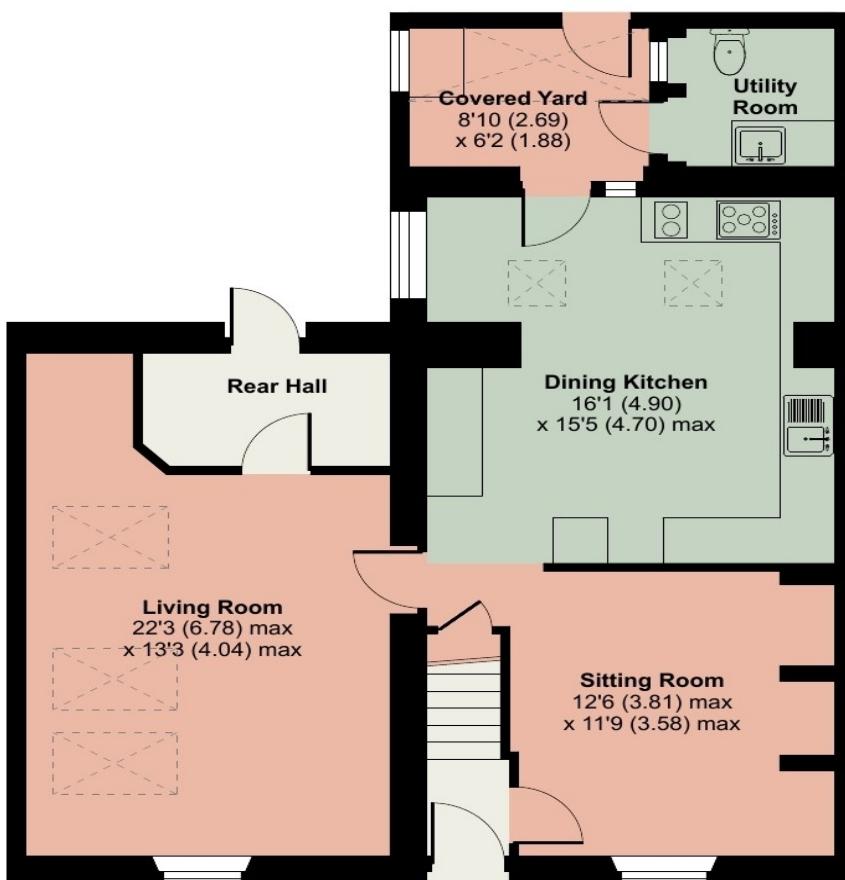
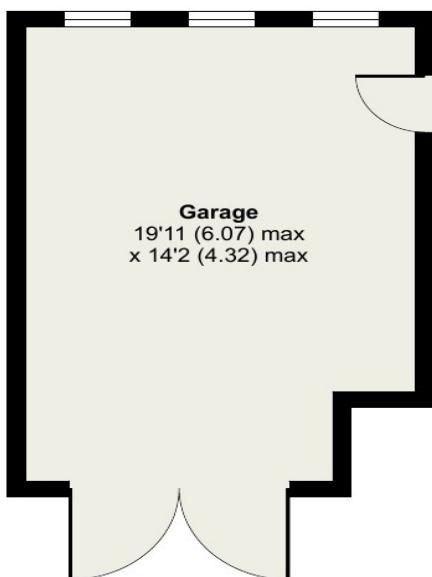
# 8 Mountain View, Seatoller, Keswick

Approximate Area = 1501 sq ft / 139.4 sq m

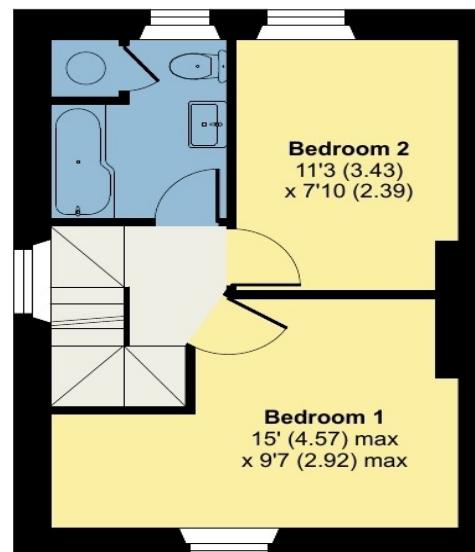
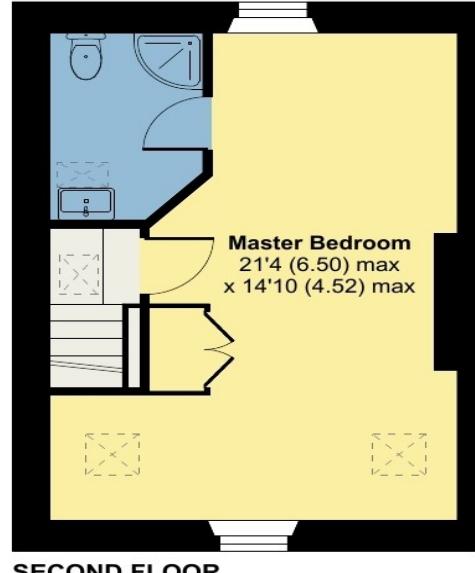
Garage = 270 sq ft / 25 sq m

Total = 1771 sq ft / 164.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



**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: 1012451

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