



## Portinscale

Sherwood, Portinscale, Keswick, CA12 5RF

A detached three bedroom dormer bungalow occupying an elevated 0.3 acre site and enjoying a delightful setting in the centre of Portinscale village. Portinscale is conveniently located off the A66 less than two miles west of Keswick in a stunning rural Lakeside setting by Derwentwater and provides a range of local amenities including two marinas, village hall, public house and café/restaurant.

**Offers over £650,000**

### Quick Overview

Detached dormer bungalow in a delightful setting

Elevated 0.3 acre site with mature surrounding gardens

Central location in Portinscale village

Under two miles from Keswick

Two ground floor bedrooms and first floor master suite

Two bath / shower rooms

Living room and fitted kitchen

Generous on-site parking spaces and garage



3



2



1



TBC



Superfast  
80Mbps



4

Property Reference: KW0291



Entrance Hall



Living Room



Kitchen



Rear Porch

## Accommodation

### Ground Floor:

#### Entrance Porch

#### Entrance Hall

With radiator, understairs cupboard

#### Living Room 13' 8" x 11' 10" (4.17m x 3.61m)

With front bay window and side window, open slate fireplace, radiator.

#### Bedroom One or Sitting Room 15' 6" x 11' 7" (4.72m x 3.53m)

With front bay window and side window, radiator.

#### Bedroom Two 15' 2" x 8' 10" (4.62m x 2.69m)

With radiator.

#### Bathroom

With WC, wash hand basin, bath with shower over, under floor heating, heated towel rail.

#### Kitchen 13' 8" x 10' 6" (4.17m x 3.2m)

With fitted base and wall units, sink unit with mixer tap, radiator, gas boiler, pantry.

#### Rear Porch

With plumbing for washing machine, vent for tumble drier, radiator, storage cupboard, external door.

### First Floor:

#### Master Bedroom Suite 14' 9" x 10' 9" (4.5m x 3.28m)

Windows to two elevations, roof window, two radiators, eaves storage cupboards.



Living Room



Kitchen



Bedroom One / Sitting Room



Bedroom Two



Bathroom



Rear Parking

### Shower Room

With WC, wash hand basin, shower cubicle, roof window, radiator.

### Outside:

Approximately 0.3 acre site with entrance driveway, parking area, surrounding mature gardens with lawn, stocked and shrubbed borders, fruit trees, vegetable plot, seating areas, garage with electric light and power.

### Services

Mains water, electricity, gas and drainage. Gas central heating.

**Tenure** ,  
Freehold.

**Council Tax**  
Band E.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

Entering into Portinscale Village from the A66 proceed ahead into the village centre and follow the road to the right. The entrance driveway to the property is on the right immediately after the cafe.

### Price

Offers over £650,000 are invited for consideration.



Master Bedroom Suite



Master Bedroom Suite



View



Front Garden

[Request a Viewing Online](#) or Call 01768 741741

# Meet the Team

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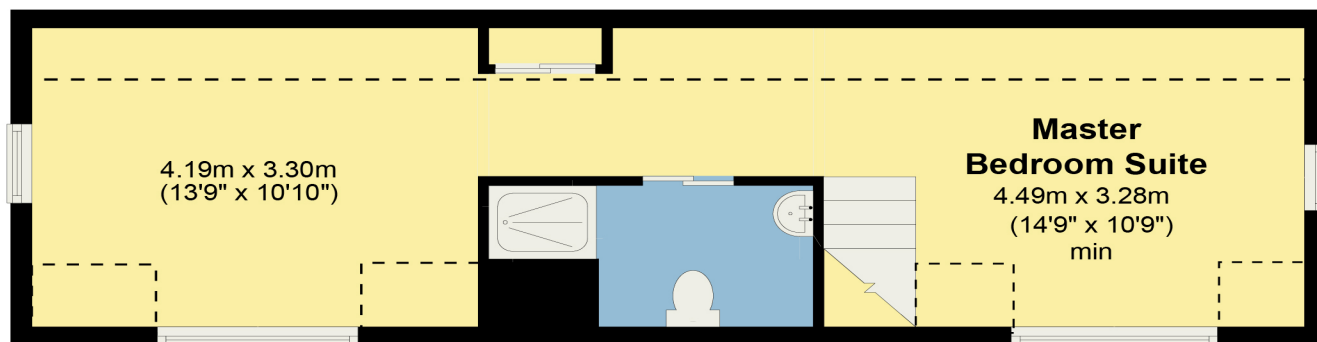
Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: [keswicksales@hackney-leigh.co.uk](mailto:keswicksales@hackney-leigh.co.uk)

# Sherwood , Portinscale, CA12 5RF

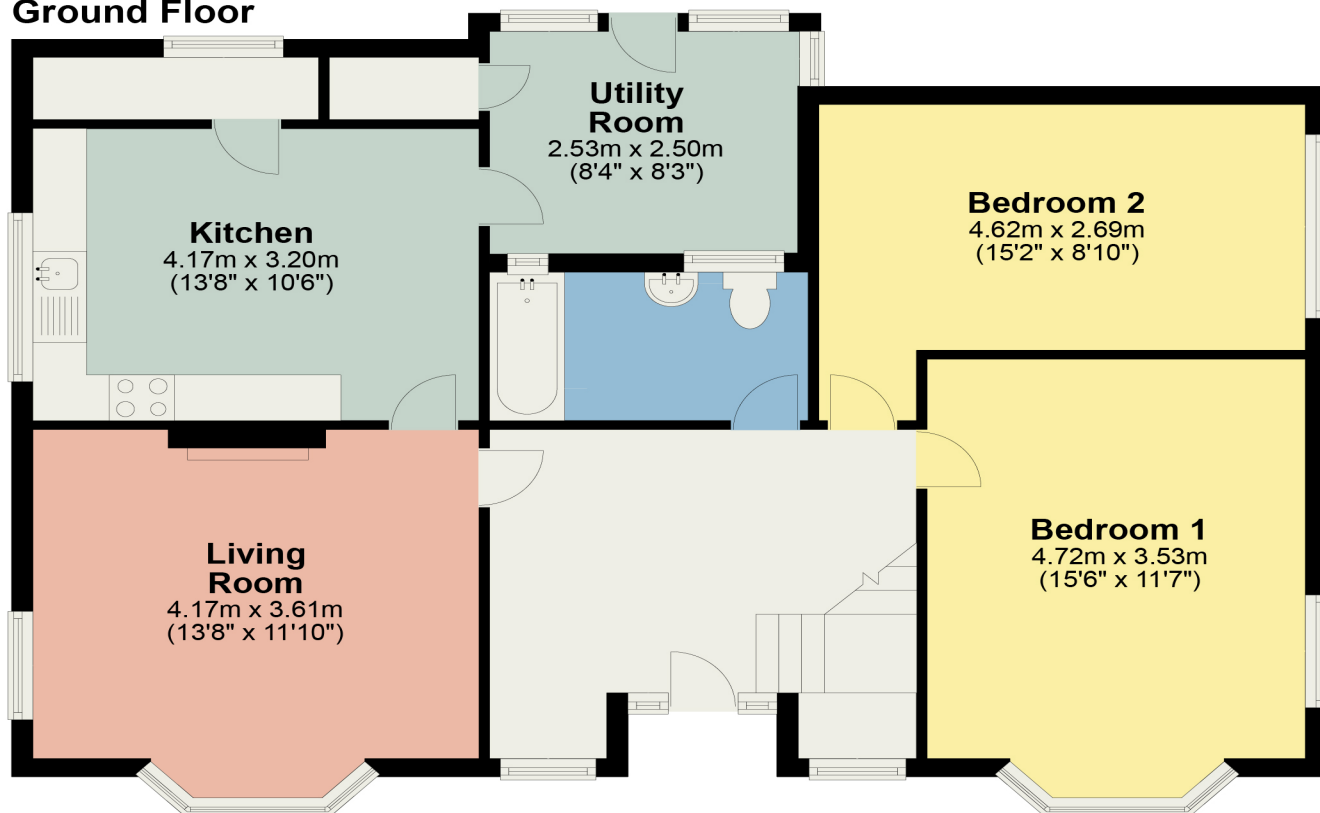
Total area: approx. 129.4 sq. metres (1393.1 sq. feet)

For illustrative purposes only. Not to scale.

## First Floor



## Ground Floor



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Request a Viewing Online or Call 01768 741741