



## Portinscale

10 High Portinscale, Portinscale, Keswick, CA12 5RJ

A superbly extended and comprehensively upgraded four bedroom semi-detached house most pleasantly situated on a tranquil cul de sac in Portinscale village and enjoying delightful fell views together with direct pedestrian access onto Rickerby Lane.

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 £600,000

### Quick Overview

Superbly extended and comprehensively upgraded semi-detached house  
Tranquil cul de sac setting in Portinscale village

Delightful fell views

Under two miles from Keswick

Four bedrooms

Two bath / showers rooms

Living room and sitting room

Impressive open plan fitted dining kitchen

Front and rear gardens

On-site parking



3



1



2



D



Superfast  
80Mbps



1

Property Reference: KW0293



Living Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator.

**Living Room** 14' 8" into bay x 11' 9" (4.47m x 3.58m)

With bay window, wood burning stove on slate hearth, radiator.

**Sitting Room** 14' 3" into bay x 10' 3" (4.34m x 3.12m)

With bay window, wood burning stove on slate hearth, radiator.

**Open Plan Dining Kitchen** 16' 2" x 15' 2" (4.93m x 4.62m)

With fitted base and wall units including island unit, quartz work surfaces, under mounted sink with mixer tap, integrated induction hob, extractor unit, oven, combination oven with microwave, wine cooler, dishwasher, two radiators, windows to two elevations, sliding patio door garden.



Dining Kitchen

#### Rear Hall

With external door.

#### WC

With WC, wash hand basin, heated towel rail.

**Utility Room** 7' 1" x 6' 0" (2.16m x 1.83m)

With fitted base units, sink unit with mixer tap, plumbing for washing machine, gas boiler, radiator.



Dining Kitchen

### First Floor:

#### Landing

With radiator, built in cupboard.

**Bedroom One** 15' 0" into bay x 9' 9" (4.57m x 2.97m)

With bay window, radiator.

#### En-suite Shower Room

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



Bedroom One





Living Room



Sitting Room





Bedroom Two

**Bedroom Two** 15' 3" into bay x 11' 6" (4.65m x 3.51m)  
With bay window, radiator.

**Bedroom Three** 12' 1" x 8' 11" (3.68m x 2.72m)  
With radiator.

**Bedroom Four** 8' 2" x 6' 10" (2.49m x 2.08m)  
With radiator.



Bedroom Three

**Bathroom**  
With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.

**Outside:**  
Lawned front and rear gardens with pedestrian access, water and electricity supply, side pathway, on-site parking space, substantial store 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 from the A66 proceed past the Farmers Arms public house and then turn right into High Portinscale. Proceed and follow the road to the left and then turn left onto the cul de sac where the property is situated at the end on the right.

**Price**  
Offers over £600,000 are invited for consideration.



Bedroom Four



Rear Elevation





Dining Kitchen



Dining Kitchen





Bedroom One



View

Request a Viewing Online or Call 01768 741741

# Meet the Team

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



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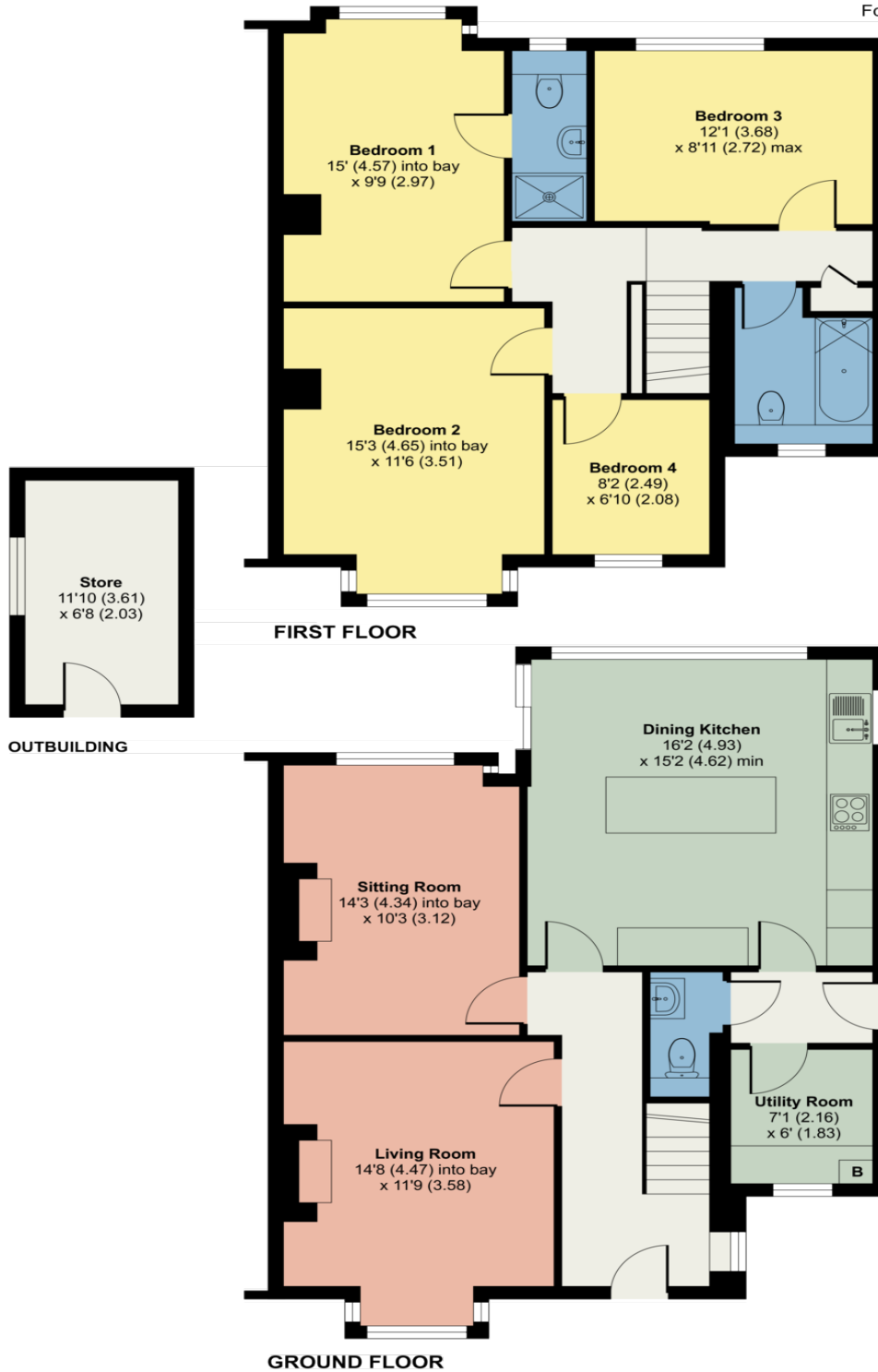
# 10 High Portinscale, Portinscale, Keswick

Approximate Area = 1424 sq ft / 132.2 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1503 sq ft / 139.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1027545

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