



Bassenthwaite

Offers in the region of £650,000

Sale Fell, Scarness, Bassenthwaite, Keswick, CA12 4QZ

A rare opportunity to purchase a stunning Arts and Crafts stone built cottage nestling in an idyllic tranquil rural setting only six miles from Keswick with beautiful surrounding mature grounds and spectacular views to the majestic fells and Bassenthwaite Lake.

Currently used as a thriving holiday rental this most appealing property is equally suitable as a primary or recreational second home.

The owners are permitted free use allowing the launch of non-motorised boats from the adjacent Lakeside.

Quick Overview

Stunning Arts and Crafts stone built cottage
 Idyllic tranquil rural setting in beautiful mature surrounding grounds
 Spectacular views to the majestic fells and Bassenthwaite Lake
 Only six miles from Keswick
 Immaculately presented accommodation retaining fine original period features
 Two double bedrooms overlooking Bassenthwaite including one with external balcony
 Living room, garden room and fitted kitchen
 Delightful mature garden and extensive on-site courtyard parking
 Shared use of beautiful communal grounds and free Lakeside non-motorised boat launch
 Thriving established holiday rental use
 Property Reference: KW0296



2



1



2



TBC



5



Entrance Vestibule



Living Room



Kitchen



Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With electric heater, built in cupboard.

WC

With WC, wash hand basin, heated towel rail.

Living Room 17' 10" x 13' 9" (5.44m x 4.19m)

With windows to two elevations, wood burning stove, two electric heaters.

Dining Kitchen 12' 9" x 12' 8" (3.89m x 3.86m)

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, dishwasher, electric heater.

Garden Room 12' 8" x 9' 6" (3.86m x 2.9m)

With roof window, plumbing for washing machine, double doors leading to garden.

First Floor:

Landing

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

Bedroom One 16' 3" x 13' 8" (4.95m x 4.17m)

With electric heater, built in airing cupboard, glazed door leading to external balcony with view to Bassenthwaite.

Bedroom Two 13' 7" x 12' 10" (4.14m x 3.91m)

With view to Bassenthwaite, electric heater.

Bathroom

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



Living Room



Kitchen



Garden Room



Bedroom One



Bedroom Two



Bathroom

Outside:

Driveway entrance and extensive on-site parking area for numerous vehicles, delightful private lawned garden with mature stocked and shrubbed borders, shared use of the adjoining beautiful mature communal grounds and walkways. Free use allowing the launch of non-motorised boats from the adjacent Lakeside.

Services

Mains water and electricity. Drainage via Bassenthwaite Lakeside Lodges treatment plant. Electric heating.

Tenure

999 years from 1 June 1984

Ground Rent £10 per annum

Service Charge £300 per annum for the maintenance of the communal grounds. £184 per annum towards the drainage treatment plant paid to Bassenthwaite Lakeside Lodges.

Rateable Value

£2,400.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

Half a mile after Dodd Wood turn left on the minor road for Scarness, St Begas and Bassenthwaite Lodges. Continue straight ahead past the turning for Bassenthwaite Lakeside Lodges and bear left through the gateway. Sale Fell Cottage is the third entrance on the left along this lane

Price

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



Bedroom One



View



Side Elevation



Communal Garden

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.



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



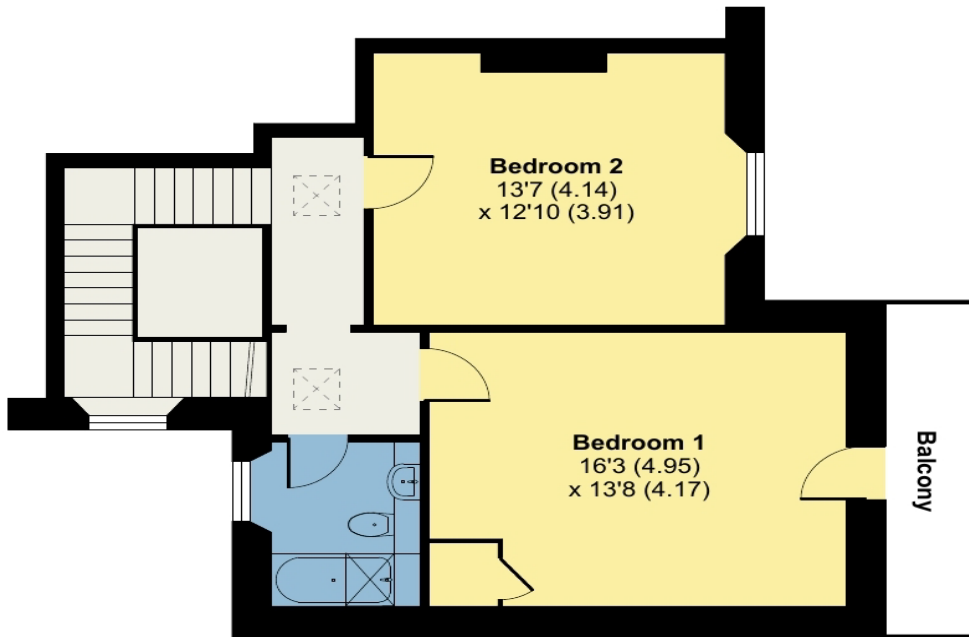
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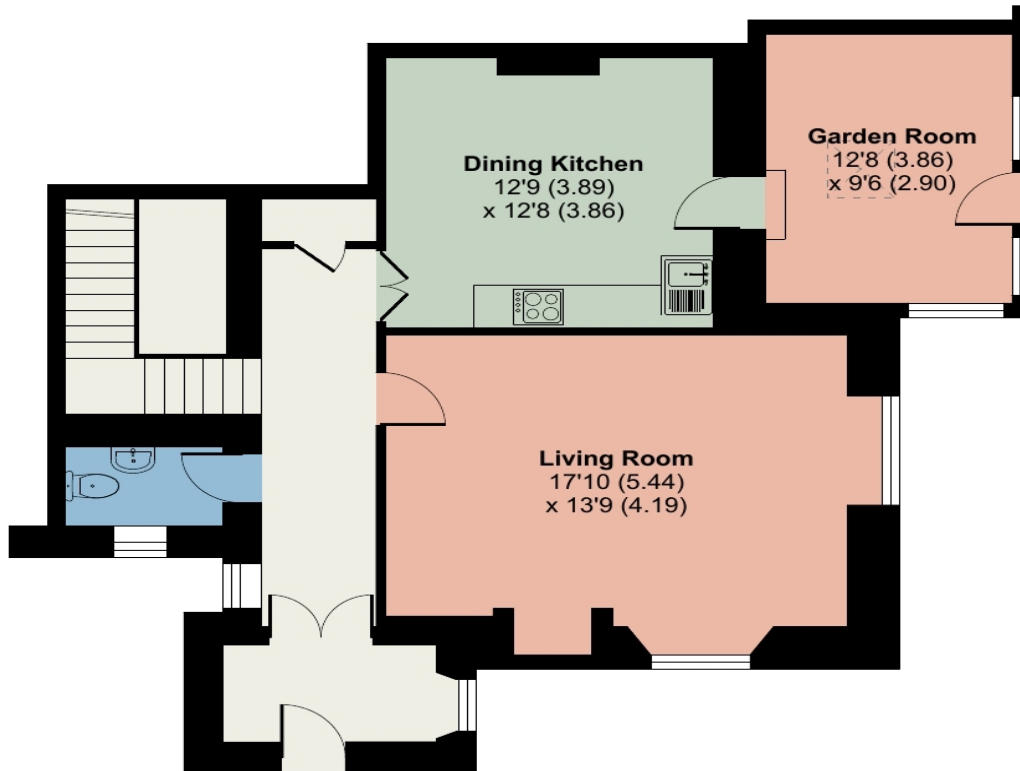
Sale Fell, Bassenthwaite, Keswick

Approximate Area = 1423 sq ft / 132.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Hackney & Leigh. REF: 1036591

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