



# Keswick

£750,000

Westholme, Blencathra Street, Keswick, Cumbria, CA12 4HY

A substantial four bedroom detached period house situated on a pleasant street conveniently located under half a mile from Keswick town centre and enjoying delightful fell views to the front and rear.

## Quick Overview

- Substantial detached period house
- Pleasant street location
- Under half a mile from Keswick town centre
- Delightful front and rear fell views
- Four bedrooms and two luxury bath / shower rooms
- Living room, dining room and study
- Fitted dining kitchen and utility room
- Mature landscaped front and rear gardens
- On-site parking spaces
- Detached garage with adjoining sun room



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Superfast  
80Mbps



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Property Reference: KW0280



Living Room



Dining Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Rear Hall

With window, radiator, external door to the rear garden, walk in under stairs cupboard with window, hot and cold water connections and plumbing for washing machine.

#### Living Room 19' 2" x 11' 11" (5.84m x 3.63m)

With front bay window and side window, two radiators, double patio doors to the rear garden.

#### Dining Room 14' 9" x 11' 10" (4.5m x 3.61m)

With front bay window, radiator.

#### Inner Hall

Leading to study.

#### Study 10' 5" x 4' 8" (3.18m x 1.42m)

With window and radiator.

#### Dining Kitchen 17' 11" x 11' 11" (5.46m x 3.63m)

With fitted oak base and wall units, sink with designer mixer tap, integrated oven and microwave combi-oven, induction hob, extractor unit, dish washer, fridge, freezer, radiator, USB sockets, windows to two elevations, external door to the front garden.

#### Utility Room

With fitted base units, sink with mixer tap, plumbing for washing machine and tumble dryer, window, radiator.

#### Rear Vestibule

With walk in larder, external door leading to the rear garden.

#### WC

With WC, wash hand basin, window, radiator.

### First Floor:

#### Stairs and Landing

With feature stained glass window and side window, radiator, built in airing cupboard and walk in storage room with window, loft access with ladder and including full standing height, electric light, partially boarded floor.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Bedroom One 14' 6" x 11' 11" (4.42m x 3.63m)

With windows to two elevations, radiator.

### En-suite Shower Room

With WC, vanity wash hand basin, shower cubicle, window, heated towel rail.

### Bedroom Two 16' 7" x 11' 11" (5.05m x 3.63m)

With front bay window including built in window seat, fitted gas fire, radiator.

### Bedroom Three 16' 4" x 9' 10" (4.98m x 3m)

With windows to two elevations, radiator, range of built in wardrobes and drawers.

### Bedroom Four 11' 11" x 8' 0" (3.63m x 2.44m)

With window, radiator.

### Bathroom

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

### Outside:

Mature landscaped front and rear gardens, paved patios, decking, astro-turf surfacing for ease of maintenance, well stocked flower and shrubbed borders, vegetable garden, extensive driveway providing on-site parking spaces for three cars, integral store, detached garage with electric light and power, attached sun room with electric light, power and USB sockets.

### Services

Mains water, electricity, gas and drainage. Gas central heating. Hardwired smoke alarm system.

### Tenure

Freehold.

### Council Tax

Band G.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed from Station Street and turn first right onto Southey Street and then take the second turning on the left onto Blencathra Street. Westholme is situated at the end of the street.

### Price

£750,000.



Bedroom One



Bedroom Two



Rear Garden



Rear 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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# Westholme, Blencathra Street, Keswick

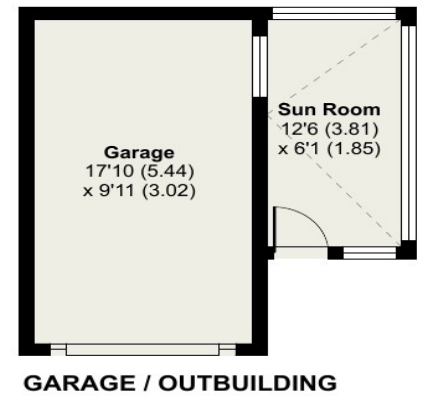
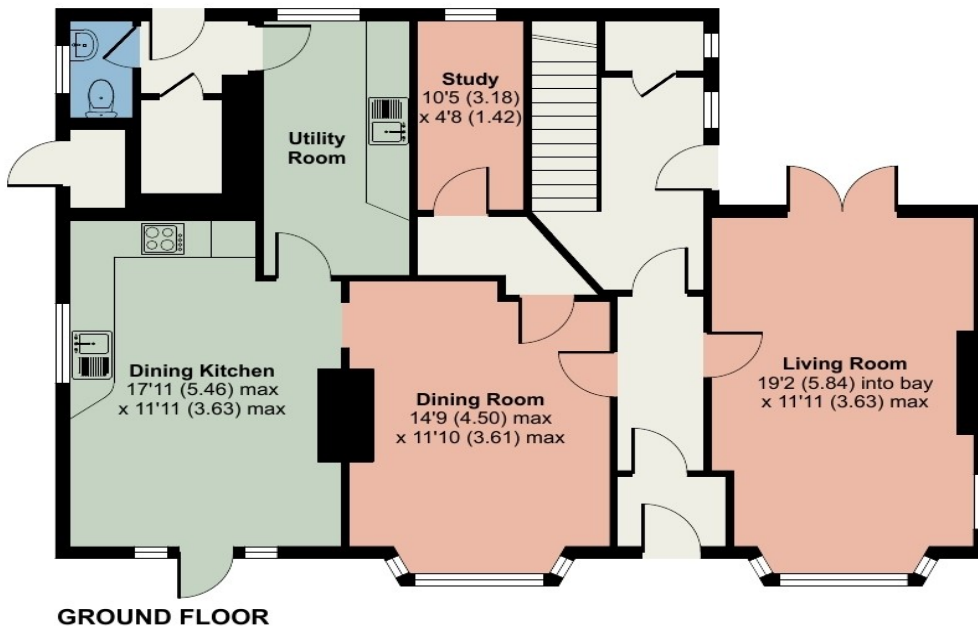
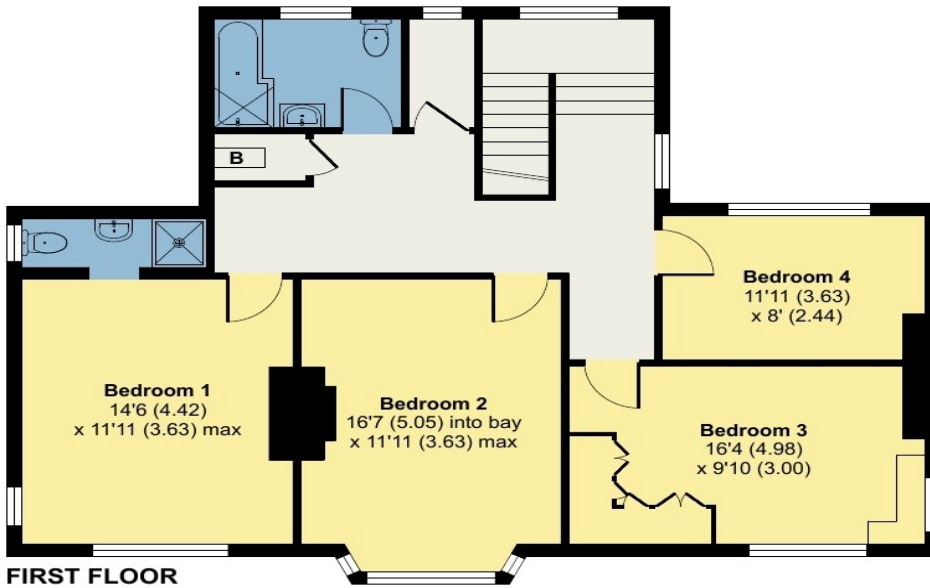
Approximate Area = 2023 sq ft / 187.9 sq m (excludes store)

Garage = 177 sq ft / 16.4 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 2276 sq ft / 211.3 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). © nīchecom 2023. Produced for Hackney & Leigh. REF: 1028291

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Request a Viewing Online or Call 01768 741741