



Keswick

Praiano, High Hill, Keswick, Cumbria, CA12 5NX

A charming single storey stone built two bedroom cottage most conveniently situated on a side road by the river Greta in Keswick town centre and equally suitable as a primary home, second home or for lucrative holiday letting.

Offers Over £350,000

Quick Overview

- Charming stone built single storey cottage
- Most convenient side road location in Keswick town centre
- Two double bedrooms and luxury bathroom
- Large open plan living room with dining area and fitted kitchen
- Characterful features
- Delightful forecourt garden
- On-site parking
- Ideal primary home, second home or for lucrative holiday letting



2



1



1



D



Superfast
68 Mbps



2

Property Reference: KW0304



Living Room



Living Room



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

With radiator, double doors leading to

Open Plan Living Room / Dining Room / Kitchen 28'1" x 26'7" (8.56m x 8.10m)

With feature Listed Lakeland slate wall, double doors to the front forecourt garden, two roof windows, five radiators, recessed display niche including wrought iron shutters, fitted base and wall units, breakfast bar, island unit, sink with mixer tap, ceramic wall tiling, extractor unit, Rangemaster stove, integrated fridge, freezer, washing machine, dish washer, built in cupboard with gas boiler.

Inner Hall

Bedroom One 13' 3" x 13' 2" (4.04m x 4.01m)

With windows to two elevations, radiator.

Bedroom Two 12' 11" x 9' 8" (3.94m x 2.95m)

With recessed display niche including wrought iron shutters, radiator.

Bathroom

Luxury bathroom with Jacuzzi bath including circular shower area, pedestal wash hand basin, low level WC, ceramic wall tiling, radiator, heated towel rail, extractor fan.



Living Room



Dining Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bathroom

Outside:

Block paved driveway providing parking space, delightful block paved forecourt garden.

Services

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

Tenure

Freehold.

Council Tax

Band C.

Flooding

The property experienced flooding in 2009 and 2015.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Main Street in Keswick town centre proceed onto High Hill and turn left immediately after crossing the bridge. The property is located within the row of dwellings on the right.

Price

Offers over £350,000 are invited for consideration.



Bedroom One



Bedroom Two



Forecourt 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



Helen Holt

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**



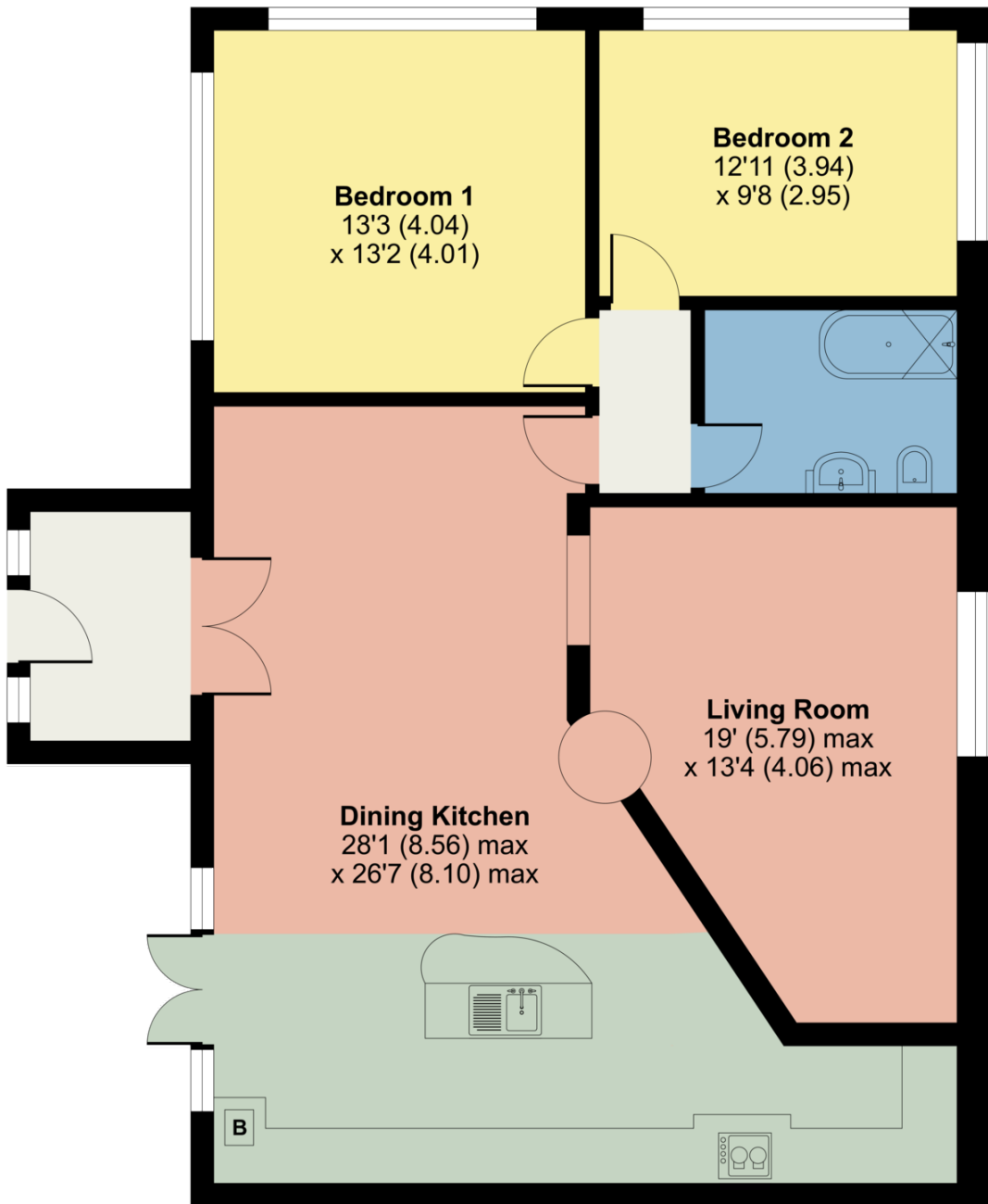
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

Praiano, High Hill, Keswick

Approximate Area = 1208 sq ft / 112.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Hackney & Leigh. REF: 1043965

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 12/10/2023.

Request a Viewing Online or Call 01768 741741