

Rosthwaite

Offers in the Region of £350,000

2 Middle Howe, Rosthwaite, Keswick, Cumbria, CA12 5XD

A most appealing three-bedroom period semi-detached house enjoying stunning fell views and a delightful rural Lakeland setting on a peaceful side road at the periphery of Rosthwaite village.

Quick Overview

Most appealing period semi-detached house
Tranquil side road location in the Borrowdale
Valley

Stunning front and rear fell views

Delightful rural setting

Seven miles from Keswick

Three bedrooms

Living room and fitted dining kitchen

Front and rear gardens

Potential to provide on-site parking

Local occupancy restriction applies



3



2



1



F



Superfast
75 Mbps



1

Property Reference: KW0310



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen

A most appealing three-bedroom period semi-detached house enjoying stunning fell views and a delightful rural Lakeland setting on a peaceful side road at the periphery of Rothwaite village in the Borrowdale valley approximately seven miles south of Keswick. A local occupancy restriction applies requiring the purchaser to have lived and or worked within the Lake District National Park for the last three years.

Accommodation

Ground Floor:

Entrance Hall

Living Room 18' 1" x 13' 1" (5.51m x 3.99m)

With windows to two elevations, recessed fireplace with tiled inlay, slate hearth and wood burning stove, radiator, under stairs cupboard, external door.

Dining Kitchen 18' 1" x 10' 10" (5.51m x 3.3m)

With windows to two elevations, fitted base and wall units including pelmet lighting, breakfast bar, Belfast sink with mixer tap, ceramic wall tiling, integrated fridge, freezer, Rayburn stove.

Side Passage

With front and rear external doors.

WC

With WC, electric heater.

Store

Utility Room

With plumbing for washing machine, electric heater.

First Floor:

Landing

With built in airing cupboard, access hatch to part boarded loft.

Bedroom One 12' 4" x 9' 7" (3.76m x 2.92m)

Front bedroom with windows to two elevations, open fireplace, radiator, built in cupboard.

Bedroom Two 10' 10" x 8' 3" (3.3m x 2.51m)

Front bedroom with radiator, built in cupboard.

Bedroom Three 9' 6" x 7' 10" (2.9m x 2.39m)

Rear bedroom with radiator.



Living Room



Dining Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

Bathroom

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

Outside:

Front and rear lawned gardens, rear patio, garden shed, water tap, oil tank, potential to provide front on-site parking.

Services

Mains water, electricity and drainage. Oil central heating.

Tenure

Freehold.

Council Tax

Band D.

Local Occupancy Restriction

A local occupancy restriction applies requiring the purchaser to have lived and / or worked within the Lake District National Park for the last three years.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini round about opposite the Cooperative food store and then bear left onto Heads Road. Continue across the mini roundabout onto the B5289 towards Borrowdale. Proceed for approximately six miles and after passing the Royal Oak hotel turn right onto Howe Lane by the bus stop. The property is located on the left-hand side after approximately 300 yards.

Price

Offers in the Region of £350,000.



Front View



Rear View



Rear Garden



Rear 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**



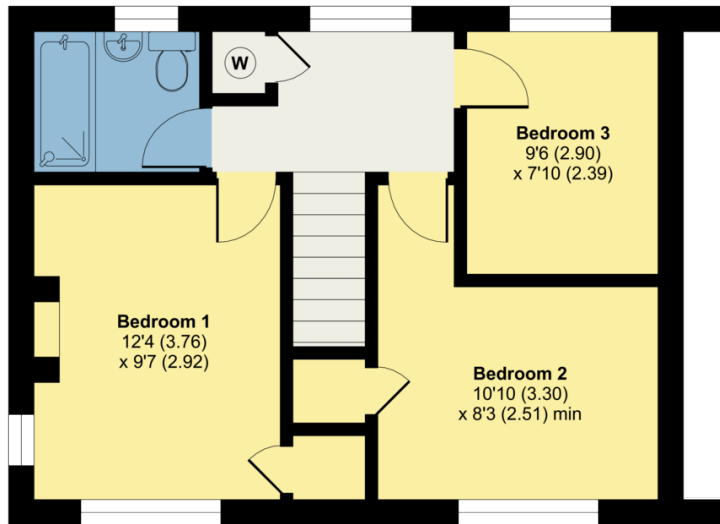
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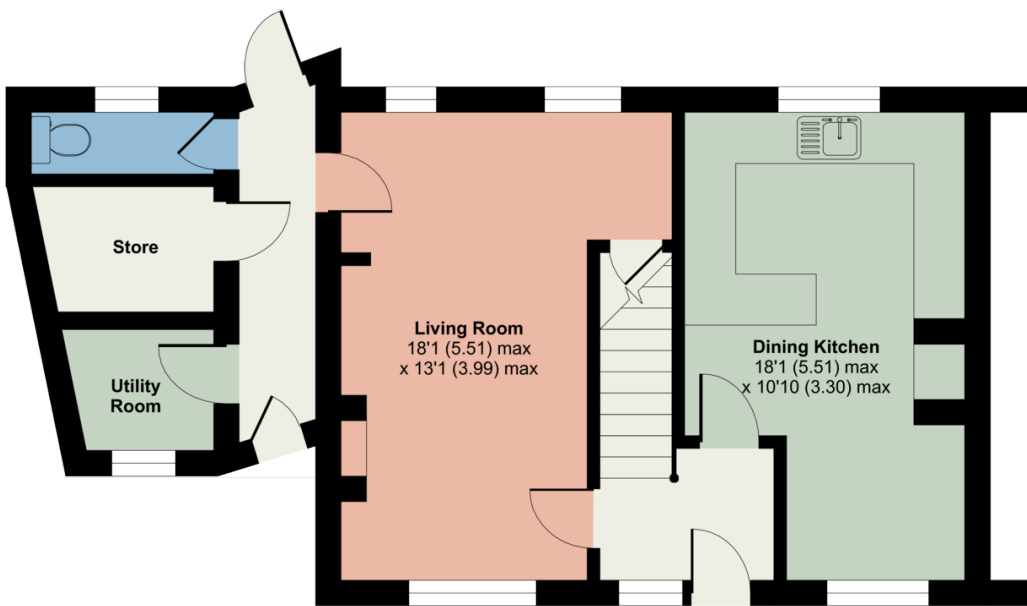
2 Middle Howe, Rosthwaite, Keswick

Approximate Area = 1045 sq ft / 97 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). © nichecom 2021. Produced for Hackney & Leigh. REF: 1057420

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Request a Viewing Online or Call 01768 741741