



# Keswick

Offers over £975,000

Quinta, Keswick, Cumbria, CA12 5RA

An exceptionally rare opportunity to acquire an outstanding substantial detached four bedroom contemporary house occupying a superb 0.6 acre site with surrounding mature gardens in a delightful rural setting most conveniently located under one mile from Keswick town centre and entirely embraced by Lakeland fell views.

Constructed in 2017 to an exceptionally high specification, Quinta provides immaculately presented and luxuriously appointed accommodation. Internal viewing is highly recommended.

## Quick Overview

- Outstanding substantial detached contemporary house constructed in 2017
- Superb 0.6 acre site with surrounding mature gardens
- Delightful rural setting entirely embraced by Lakeland fell views
- Under one mile from Keswick town centre
- Luxuriously appointed and immaculately presented accommodation
- Four double bedrooms and three bath / shower rooms
- Large living room with adjoining external decked balcony and entertaining terrace
- Fitted dining kitchen and utility room
- Double garage, car port, workshop and generous on-site parking areas
- Internal viewing highly recommended

Property Reference: KW0327



4



3



1



A



Superfast  
53Mbps



6





Living / Dining Room



Living / Dining Room



Dining Kitchen



Bedroom One

## Accommodation

### Ground Floor:

External staircase leading to porch entrance landing.

### First Floor:

#### Reception Entrance Hall

With radiator.

#### Living Room

With fell views, feature wood burning contemporary stove on a slate hearth, two radiators, glazed doors to two elevations providing access to the adjoining external decked balcony and entertaining terrace.

#### Dining Kitchen

With a range of fitted base and wall units including maia work surfaces, under mounted sink with mixer tap, integrated extractor unit, fridge, freezer, dishwasher, radiator.

#### Utility Room

With fitted base and wall units, sink with mixer tap, gas boiler, hot water cyclinder, Zehnder air ventilation system, radiator.

#### Bedroom One

With fell views, radiator, glazed double doors providing access to the adjoining external decked balcony.

#### Shower Room

With WC, wash hand basin, quadrant shower cubicle with rainwater head shower, ceramic wall tiling, heated towel rail.

### Second Floor:

#### Landing

With two roof windows, radiator.

#### Master Bedroom

With fell views, radiator, eaves storage.

#### En-suite Shower Room

With WC, wash hand basin, large wet room shower cubicle with rainwater head shower, ceramic wall tiling, heated towel rail.

#### Bedroom Three

With fell views, radiator.

#### Bedroom Four

With fell views, radiator.

#### Bathroom

With WC, wash hand basin, bath with shower mixer / filler, quadrant shower cubicle with rainwater head shower, ceramic wall tiling, heated towel rail.





Living / Dining Room



Dining Kitchen





Main Bedroom



Bedroom Three



Bedroom Four



Bathroom

### Outside:

Extensive block paved driveway entrance and on-site parking spaces, surrounding mature gardens comprising lawns, stocked and shrubbed borders, established trees, greenhouse, integral car port, double length garage with electric entrance door, electric light and power, workshop with electric light and power, WC including wash hand basin.

### Services

Mains water, electricity and gas. Septic tank drainage. Gas central heating. Zehnder air ventilation system. Solar roof panels.

### Solar Roof Panels

Solar panels have been integrated to the front and rear roofs with an installed capacity of 3.7 kW. They generate around 1,900 kWh per year, significantly reducing electricity bills, as well as generating a revenue of £163 in 2023. A Solar iBoost is also installed, which diverts any surplus electricity to the water tank immersion heater, rather than exporting to the national grid.

### Ventilation and Heat Recovery

A Zehnder ComfoAir Q unit is installed in the property with associated ductwork to all rooms. The unit continually removes 'stale' air from bathrooms, kitchen and utility; passing it through a heat exchanger to warm incoming fresh air, which is distributed to the living/dining room and bedrooms. The system is very energy efficient, with a heat recovery of 96%, as well providing continual fresh 'Lake District' air.

### Flooding

The former original property experienced flooding in 2009 and 2015.

### Flood Resilience

The new 'Quinta' was built after the Keswick floods of 5 to 6 December 2015. The site has not flooded since, but with ever changing weather patterns it could flood again in the future. The ground floor structure has been designed to cope with the impact of a flood event, with the only exception being the need to remove any motor vehicles to high ground. The living accommodation is now 1.6 metres above the highest recorded flood level. More importantly, this is 113% above the highest recorded 'peak river flow', which is the measure preferred by the Environment Agency. The current owner was involved in preparation of the Flood Risk Assessment as required by the Environment Agency and can explain this in more detail. Insurance should be available through any insurer that is signed up to the Government Flood Re scheme.

### Construction

The ground floor (garage/workshop/carport) is a concrete block construction with a steel framework and reinforced concrete slab to support the main house on the first and second floors which have a Danwood timber frame structure under a slate clad roof. The house is highly insulated including triple glazing and has an "A" class rating. A 20 year warranty is provided by Dan-Wood the manufacturer's of the timber frame. [www.dan-wood.co.uk](http://www.dan-wood.co.uk)





Balcony



Entertaining Terrace





View



Rear Garden



Setting

#### Construction Warranty

The completed construction of the property has a 10 year warranty insurance cover provided by Self-Build Zone under reference UKSW-5187665 dating from August 2018. [www.selfbuildzone.com](http://www.selfbuildzone.com)

#### Tenure

Freehold.

#### Council Tax

Band F.

#### Viewing

By appointment with Hackney and Leigh's Keswick office.

#### Directions

From Main Street in Keswick town centre proceed onto High Hill beyond the petrol filling station. Proceed ahead along the road bearing left and continue 250 metres beyond the 40 mph sign and the entrance driveway to Quinta is situated immediately on the right.

#### Price

Offers over £975,000 are invited for consideration.



# Meet the Team

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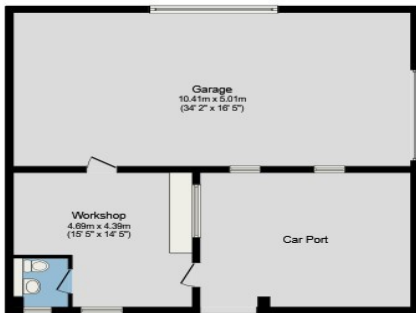
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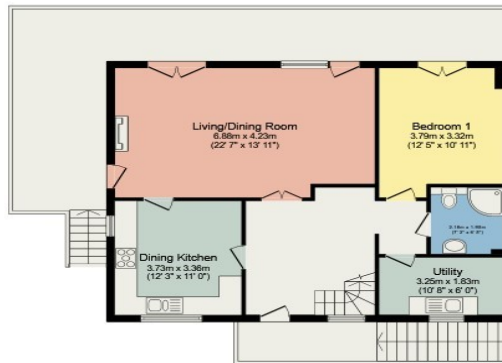
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# Quinta, Keswick



## Ground Floor



## First Floor



## Second Floor

**Total floor area 313.2 m<sup>2</sup> (3,371 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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