



# Keswick

Offers over £975,000

Weathercroft, Rogerfield, Keswick, CA12 4BP

An outstanding detached four bedroom house conveniently situated on a tranquil side road in a highly desirable residential location only half a mile from Keswick town centre and occupying a superb site with beautifully landscaped gardens and delightful fell views.

Benefitting from high quality comprehensive upgrading Weathercroft provides an immaculate standard of tastefully appointed accommodation. Internal viewing is highly recommended.

### Quick Overview

- Outstanding comprehensively upgraded detached house
- Superb site with beautifully landscaped gardens
- Delightful fell views
- Tranquil side road location in a highly desirable residential area
- Half a mile from Keswick town centre
- Immaculately presented and tastefully appointed accommodation
- Living room, dining room and conservatory
- Four bedrooms and two luxury bath / shower rooms
- On-site parking areas from two entrance driveways
- Double garage with a first-floor games room

Property Reference: KW0355



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Superfast  
75Mbps



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Living Room



Dining Room



Dining Kitchen



Conservatory

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator, under stairs cupboard.

#### WC

With WC, vanity wash hand basin, ceramic wall tiling, heated towel rail.

#### Living Room

With delightful view to the fells, gas fire, two radiators.

#### Dining Kitchen

With fitted base and wall units including corian work surfaces, two under mounted sinks with mixer taps, ceramic wall tiling, integrated hob, double oven with grill, extractor canopy, microwave and dishwasher, windows to two elevations, two radiators, external door.

#### Dining Room

With radiator.

#### Rear Vestibule

With external door to the garden, access door to the conservatory and garage.

#### Conservatory

With radiator, external double doors to the rear garden.

#### Bedroom One

With radiator.

### First Floor:

#### Landing

With radiator, built in cupboard, access via a fitted metal ladder to a fully insulated and floorboarded loft space.

#### Main Bedroom

With windows to two elevations and delightful view to the fells including parts of Derwentwater, two radiators, extensive range of fitted bedroom furniture including wardrobes and drawers.

#### Luxury En-suite Shower Room

With WC, vanity wash hand basin, wet room enclosure with rainwater head shower and rinsers, ceramic wall tiling, heated towel rail.



Front View



Dining Kitchen



Bedroom One



Bedroom Three



Bedroom Four



Bathroom

### Bedroom Three

With windows to two elevations, radiator.

### Bedroom Four

With radiator, built in cupboards.

### Luxury Bathroom

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

### Outside:

Two front entrance driveways providing on-site parking spaces, front forecourt garden with mature stocked and shrubbed borders, side pathways, superbly landscaped private rear garden with paved entertaining terrace and awning, mature stocked and shrubbed borders, established trees, feature garden pond with waterfall, shed.

### Adjoining Double Garage

With two electrically operated entrance doors, electric light and power, plumbing for washing machine, ventilation for drier, Worcester gas boiler, access door to house, stairs leading to a large first floor games room with roof window, electric light and power.

### Services

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

### Tenure

Freehold.

### Council Tax

Band F.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Station Street in Keswick town centre proceed onto St John's Street and then onto Ambleside Road and Manor Brow. The entrance to Rogerfield is located on the right after passing the entrance to Halls Mead on the right.

### Price

Offers over £975,000 are invited for consideration.



Main Bedroom



En-Suite



Rear Garden



Rear Elevation

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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# Weathercroft, Rogerfield, Keswick

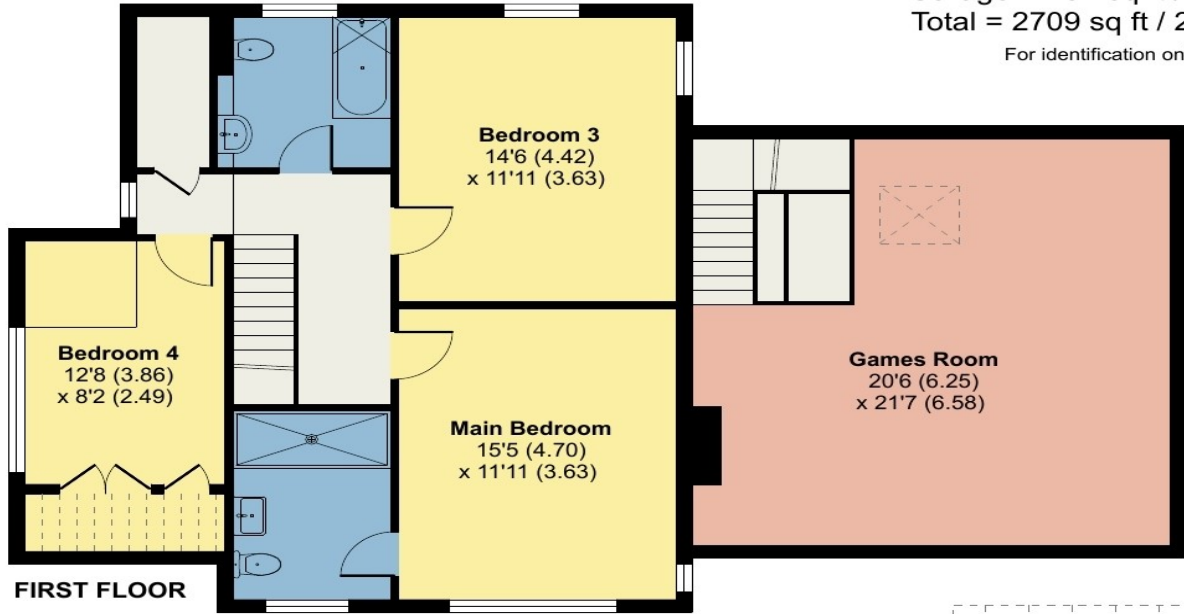
Approximate Area = 2219 sq ft / 206.1 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

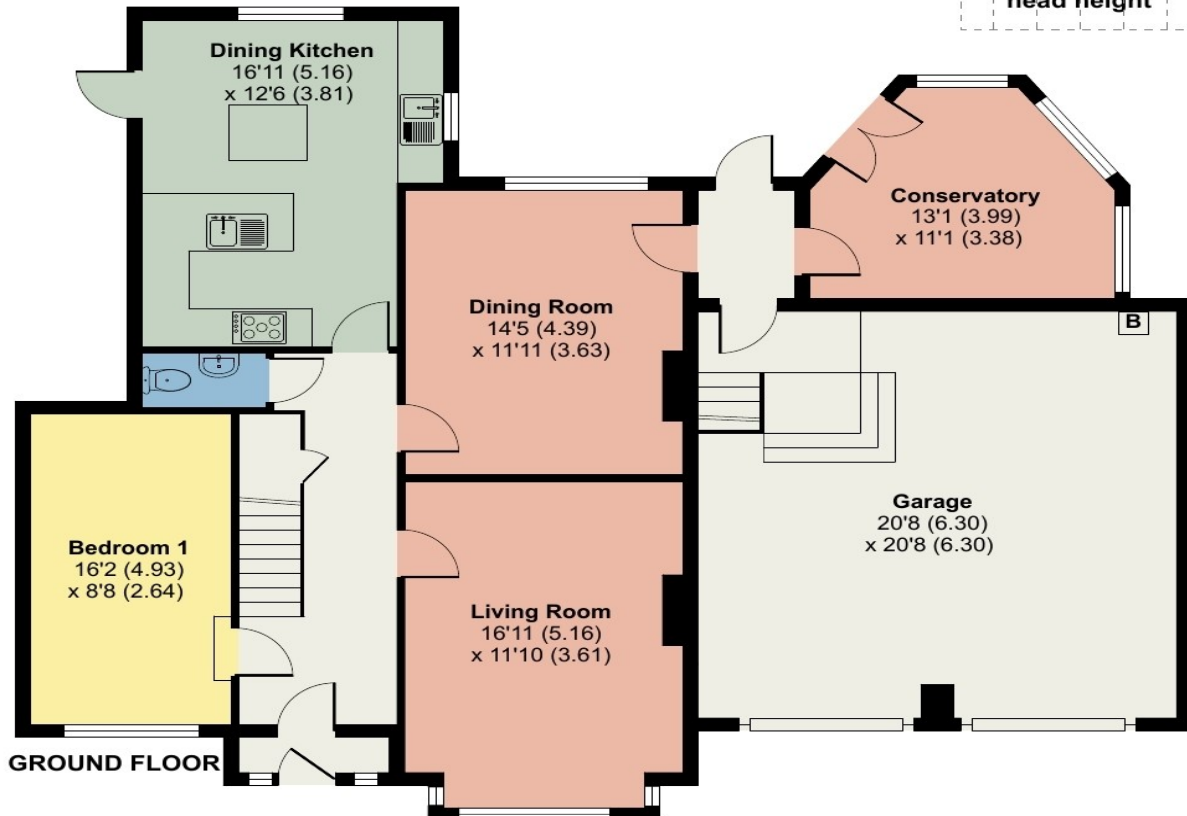
Garage = 437 sq ft / 40.5 sq m

Total = 2709 sq ft / 251.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1119418

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Request a Viewing Online or Call 01768 741741