



Portinscale

Offers over **£500,000**

Prospect House, Portinscale, Keswick, CA12 5RD

An outstanding superbly upgraded two bedroom end terrace period property enjoying a most convenient location in the centre of Portinscale village and providing an immaculate standard of tastefully appointed accommodation including a private forecourt garden, on-site parking space and delightful front views to Derwentwater and the surrounding fells. Internal viewing is highly recommended.

Portinscale village is conveniently located off the A66 less than two miles west of Keswick in a stunning rural Lakeside setting on the banks of Derwentwater and provides a wide range of local amenities including two marinas, village hall, public house and café/restaurant.

Quick Overview

- Outstanding superbly upgraded end terrace period cottage
- Central location in Portinscale village under two miles from Keswick
- Delightful front views to Derwentwater and the surrounding fells
- Immaculately presented and tastefully appointed accommodation
- Two double bedrooms and luxury bathroom
- Living room and dining kitchen
- Boot room and utility room
- On-site parking space
- Private forecourt garden
- Internal viewing highly recommended

Property Reference: KW0350



2



2



2



D



Superfast
80Mbps



1



Boot Room



Boot Room



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall

With oak floor, radiator.

Dining Kitchen

With fitted base units including granite work surfaces, under mounted sink with mixer tap, plumbing for dishwasher, built in cupboard, oak floor, radiator. Fitted blinds.

Boot Room

With external door, slate floor.

Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, gas boiler, WC.

First Floor:

Landing

With under stairs cupboard.

Living Room

With green enamel wood burning stove on slate hearth with timber surround, recessed display shelving, oak floor, radiator. Fitted blinds.

Luxury Bathroom

With WC, wash hand basin, bath, shower cubicle, oak floor, heated towel rail.



Dining Kitchen



Living Room



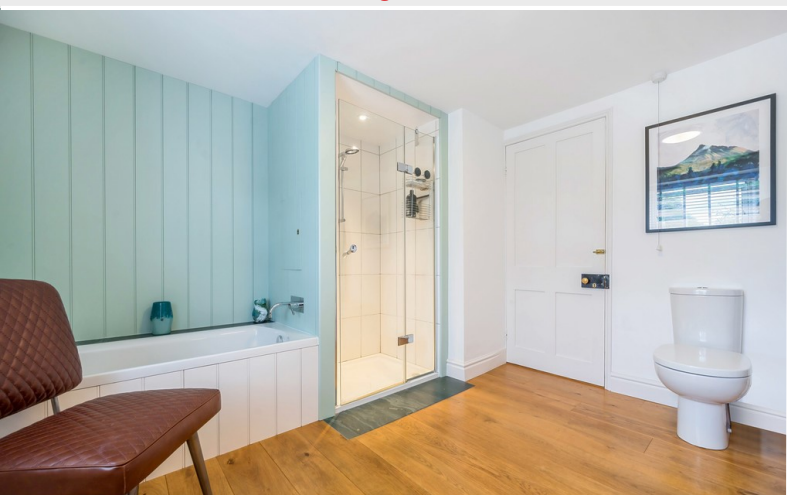
Utility Room



Living Room



Living Room



Bathroom

Second Floor:

Landing

With two roof windows.

Bedroom One

Front double bedroom with delightful views to Derwentwater and the surrounding fells, radiator, plantation shutters built in wardrobe with plumbing to provide a shower.

Bedroom Two

Front double bedroom with delightful views to Derwentwater and the surrounding fells, radiator, plantation shutters built in wardrobe with plumbing to provide a shower.

Outside:

On-site parking space, front private forecourt garden with paved patio, mature hedge and stocked and shrubbed borders.

Services

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

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

Entering into Portinscale from the A66 proceed into the village centre and the property is situated in the row of houses on the left as the road bends to the right heading towards the Marina.

Price

Offers over £500,000 are invited for consideration.



Bedroom One



Bedroom Two



Front Garden



Front 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.



Need help with **conveyancing**? Call us on: **01539 792032**



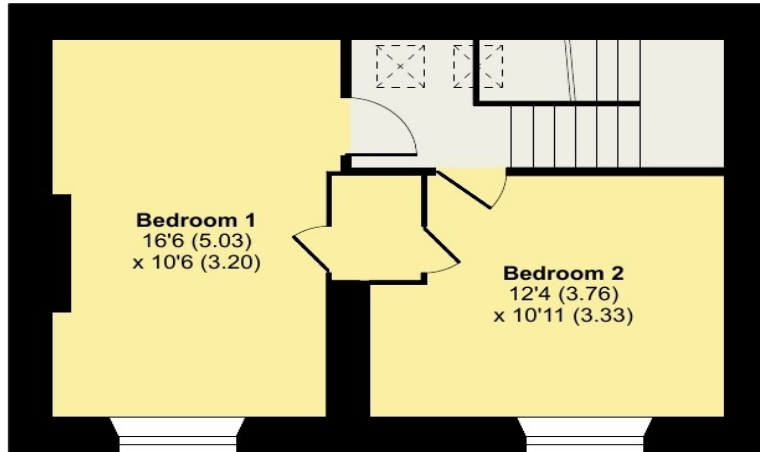
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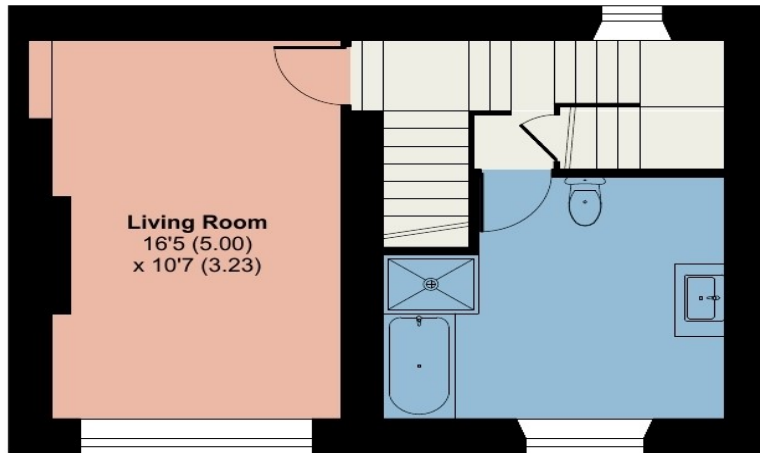
Prospect House, Portinscale, Keswick

Approximate Area = 1177 sq ft / 109.3 sq m

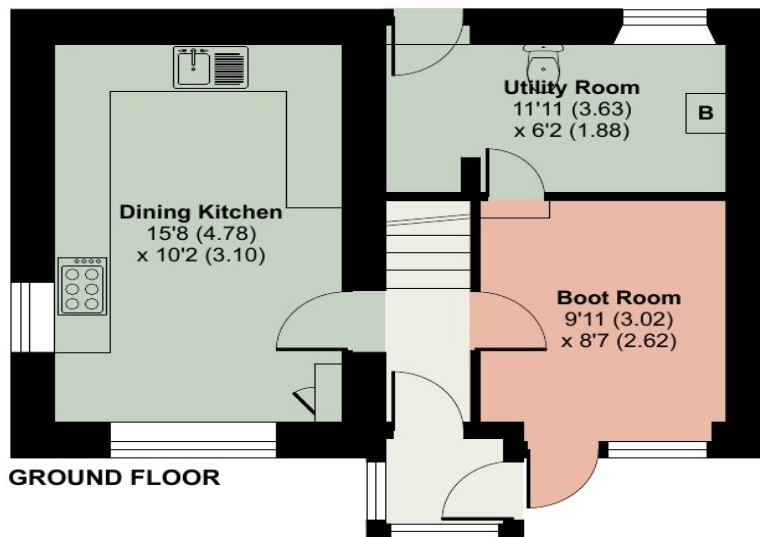
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1119572

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