



## Grange In Borrowdale

Offers over £400,000

Greystones, Grange In Borrowdale, Keswick, CA12 5UQ

A superb self-contained first floor two bedroom luxury apartment located in the centre of the picturesque Grange village nestling within the spectacular Borrowdale Valley approximately five miles south of Keswick.

Enjoying delightful fell views and benefiting from recent comprehensive upgrading to a high specification this stylish apartment is ideally suitable as a recreational second home or for continuing its existing successfully established holiday letting use.

The Grange village amenities include a licenced cafe, church, hotel and regular bus service.

### Quick Overview

Superb self-contained first floor luxury apartment

Traditional Lakeland slate building constructed in 1859

Recently comprehensively upgraded to a high specification

Central location in picturesque Grange village  
Delightful Borrowdale Valley setting with fell views

Five miles from Keswick

Two double bedrooms and luxury bathroom

Open plan living room / fitted dining kitchen

Adjacent parking space

Ideal recreational second home or for lucrative holiday letting

Property Reference: KW0384



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Superfast  
80Mbps



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Galleried Landing

## Accommodation

### Ground Floor:

#### Entrance Porch

With built in store.

#### Entrance Hall

With electric radiator, under stairs utility cupboard including plumbing for washing machine, two built in cupboards, stairway to the first floor.

### First Floor:

#### Galleried Landing

With window, electric radiator.



Open Plan Living Room / Dining Kitchen

#### Open Plan Living Room / Dining Kitchen

With windows to two elevations, roof window, exposed Lakeland stone wall and inset fireplace with wood burning stove, two electric radiators, fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge / freezer, dish washer.



Open Plan Living Room / Dining Kitchen

#### Bedroom One

With two windows, electric radiator.

#### Bedroom Two

With window, roof window, electric radiator.



Open Plan Living Room / Dining Kitchen

#### Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall and floor tiling, window, roof window, heated towel rail, built in cupboard with water cylinder and shelving.





Open Plan Living Room / Dining Kitchen



Open Plan Living Room / Dining Kitchen





Bedroom One



Bedroom Two



Bathroom



Bathroom

#### Outside:

Adjacent parking space.

#### Services

Mains water, electricity and drainage. Electric radiator heating.

#### Tenure

999 leasehold from 1988.

#### Rateable Value

£2,400.

#### Viewing

By appointment with Hackney and 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 and turn right where sign posted for Grange following the road across the bridge and then bearing left. The apartment is located on the left above the building with the café at the front.

#### Price

Offers over £400,000 are invited for consideration.





Bedroom One



Bedroom Two





View



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



### Amy Robinson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Steve Hodgson

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



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

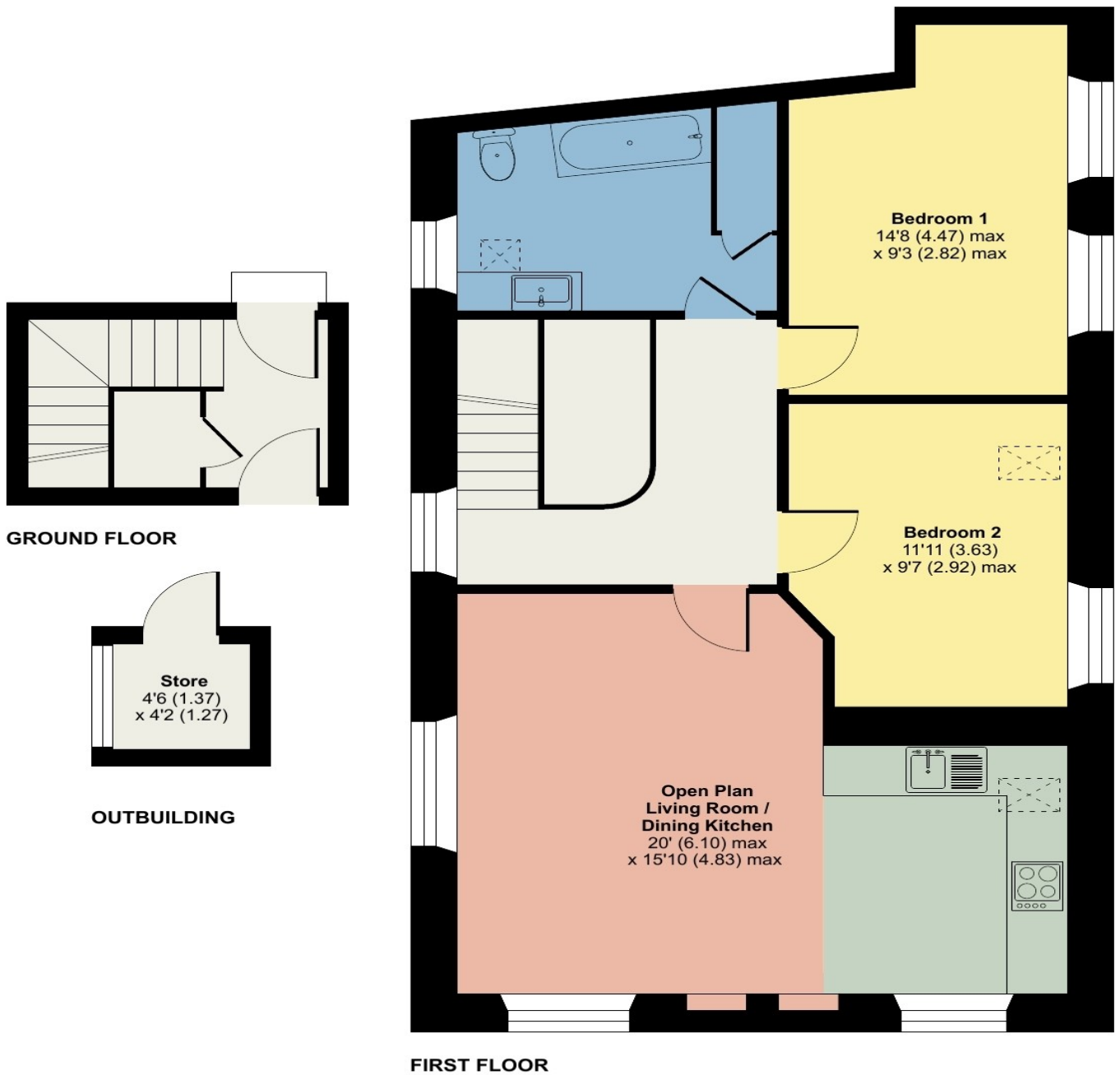
# Greystones, Grange, Keswick

Approximate Area = 776 sq ft / 72 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 792 sq ft / 73.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hackney & Leigh. REF: 1158447

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