



## Grange

Offers in the region of £475,000

How Cottage, Grange, Keswick, CA12 5UQ

A most appealing three bedroom period terrace cottage enjoying stunning surrounding fell views and an idyllic rural Lakeland setting in the centre of the picturesque Grange village nestling within the spectacular Borrowdale Valley approximately five miles south of Keswick.

The property is equally suitable as a primary home, recreational second home or for continuing its existing successfully established holiday letting use.

Grange village amenities include a Church, licensed cafe, hotel, museum and regular bus services.

### Quick Overview

Most appealing period terrace cottage  
Idyllic Borrowdale Valley setting  
Central location within picturesque  
Grange village  
Overlooking the village green  
Stunning surrounding Lakeland fell views  
Five miles from Keswick  
Three bedrooms  
Living room and fitted dining kitchen  
Forecourt garden  
Ideal second home or for continued  
lucrative holiday letting use

Property Reference: KW0389



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E



Superfast  
80Mbps



On Road



Living Room



Dining Kitchen



Bedroom One



Bedroom Two

## Accommodation

### Ground Floor:

**Entrance Hall** With under stairs cupboard.

**WC** With WC, wash hand basin, ceramic wall tiling.

**Living Room** With multi fuel stove on slate hearth, electric heater.

**Dining Kitchen** With fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, plumbing for washing machine and dish washer, electric heater.

### First Floor:

#### Landing

**Bedroom One** Rear bedroom with electric heater.

**Bedroom Two** Front bedroom with electric heater.

**Bedroom Three** Front bedroom with electric heater.

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

**Outside:** Front paved forecourt garden, shed.

**Services** Mains water, electricity and drainage. Electric heating.

**Tenure** Freehold.

**Rateable Value** £2,850.

**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 property is situated within the row of houses on the left by the green.

### Price

Offers in the region of £475,000.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Living Room

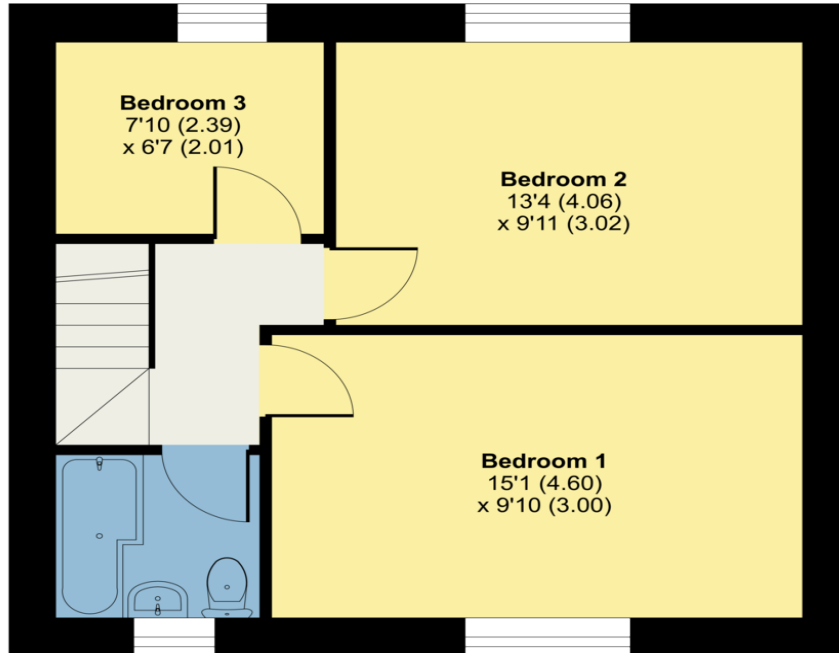


Kitchen

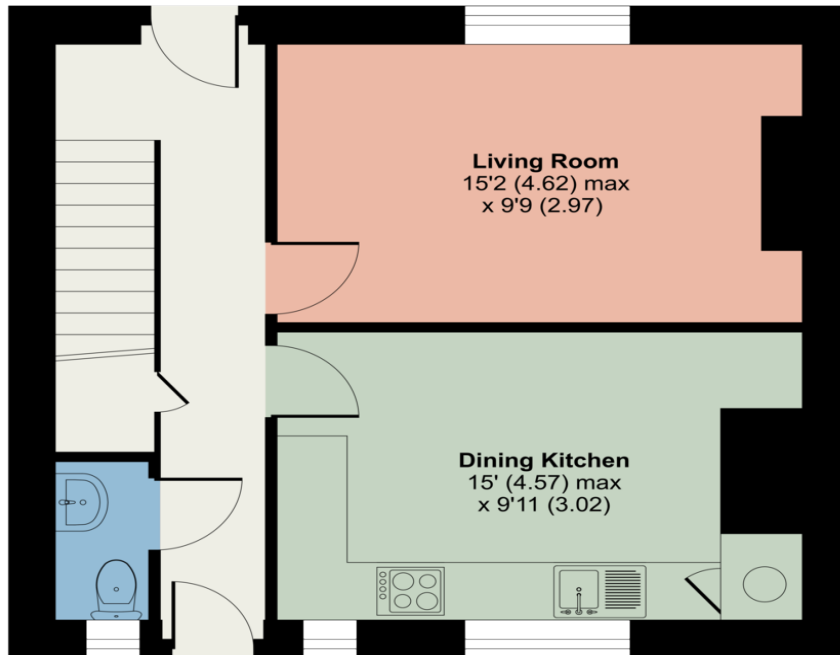
# How Cottage, Grange, Keswick

Approximate Area = 854 sq ft / 79.3 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 2024. Produced for Hackney & Leigh. REF: 1180400

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