



Fell Garth
Bassenthwaite | Keswick | Cumbria | CA12 4RL

FELL GARTH



Fell garth is a truly unique property, nestled above the village of Bassenthwaite, in the Lake District National Park. This Colonial styled property offers a peaceful setting with breathtaking views of Skiddaw and the surrounding fells.



ACCOMMODATION

This colonial-style bungalow was built of imported pitch pine between 1900 and 1904 by The Rathbone Family, prominent wood importers at that time. The property has been owned and cared for by the current family for the last 25 years. Fell Garth is located down a gravel track and offers privacy and a peaceful setting but is close to local amenities.

As soon as you step onto the veranda of this property it feels special. Entering through the large front door, the spacious hallway is flooded with light, thanks to a large roof light. High ceilings also help give this property a light and airy feel.

A generous living room offers plenty of natural light having a large expanse of windows on both external walls. A glazed door also offers access to the veranda. The original fireplace remains a focal point but is currently unused. An electric, gas or log burning stove could easily be installed here for additional heat. A semi pitched ceiling adds character and its beautifully detailed.

Heading down to the other end of the hallway, you enter the lounge which is also currently used as an office space. This room could be used for various purposes, with easy access to the kitchen via an archway. Two large sash windows offer plenty of light and lovely views of the front garden. The kitchen is a spacious area, helped by the large, glazed, doorway giving access to the veranda for alfresco dining. The kitchen units are pine with a modern worktop. Cooking is taken care of via a gas hob, ran by two large cylinders and an oven and grill is located below. A beautifully styled chimney breast sits in the centre of the room, decorated to the edges with bottle green tiles. This space currently houses two fridges but would also make a beautiful space to fit a range cooker or Aga if a new kitchen was installed. A walk-in larder offers additional storage as well as several, large, built in pine storage cupboards. A laundry / utility room is accessed down a small flight of stairs to the rear of the property. Access to the garden is also provided from here.

Fell Garth features three double bedrooms, each with character. The primary bedroom is a generous space and offers a walk in dressing area plus a large en-suite bathroom with separate bath and shower. Expansive windows take up the entire end wall of this room offering beautiful, elevated views, of the garden and woodland. The family bathroom is tiled floor to ceiling and features a separate bath and shower.





























OUTSIDE

Fell garth sits in a beautiful plot, measuring 0.7 acres, with woodland to the rear providing shelter and a haven for local wildlife. Access to the property is via a well-maintained gravel track and ample parking is available on the driveway of the property.

The garden wraps around the property offering generous space to the front, side and rear of the property, allowing you to find the perfect place to sit and relax throughout the day. The rear of the property is elevated and a small lean to shed is located here with working toilet and sink plus storage. Under the property is a crawl space, giving additional storage for less used items.

Location

Bassenthwaite, a serene village nestled in the northern part of the Lake District National Park in Cumbria, England, offers a tranquil and picturesque lifestyle. With the majestic Skiddaw Mountain in the background and the pristine Bassenthwaite Lake glistening nearby, this area is a haven for nature enthusiasts and outdoor adventurers. Residents enjoy a peaceful rural setting with access to extensive walking, cycling, and bird-watching opportunities, particularly at the renowned Bassenthwaite Lake National Nature Reserve. The close-knit community fosters a friendly and welcoming atmosphere, enhanced by local amenities such as cozy pubs and traditional events. Additionally, the village is equidistant between the historic market towns of Keswick and Cockermouth and provides convenient access to a broader range of services, schools, and cultural attractions, ensuring that while Bassenthwaite offers a retreat from the hustle and bustle, it does not compromise on convenience and connectivity.







INFORMATION

Fell Garth is supplied by mains electricity and water (not metered). A septic tank located on the property for sewage. Heating is provided by oil central heating system.

Broadband is currently provided by BT with speeds quoted 26-36Mbps. Access to the property is via a farm track. Please note the track is not owned by the property but the correct access rights are given.

Tenure: Freehold.

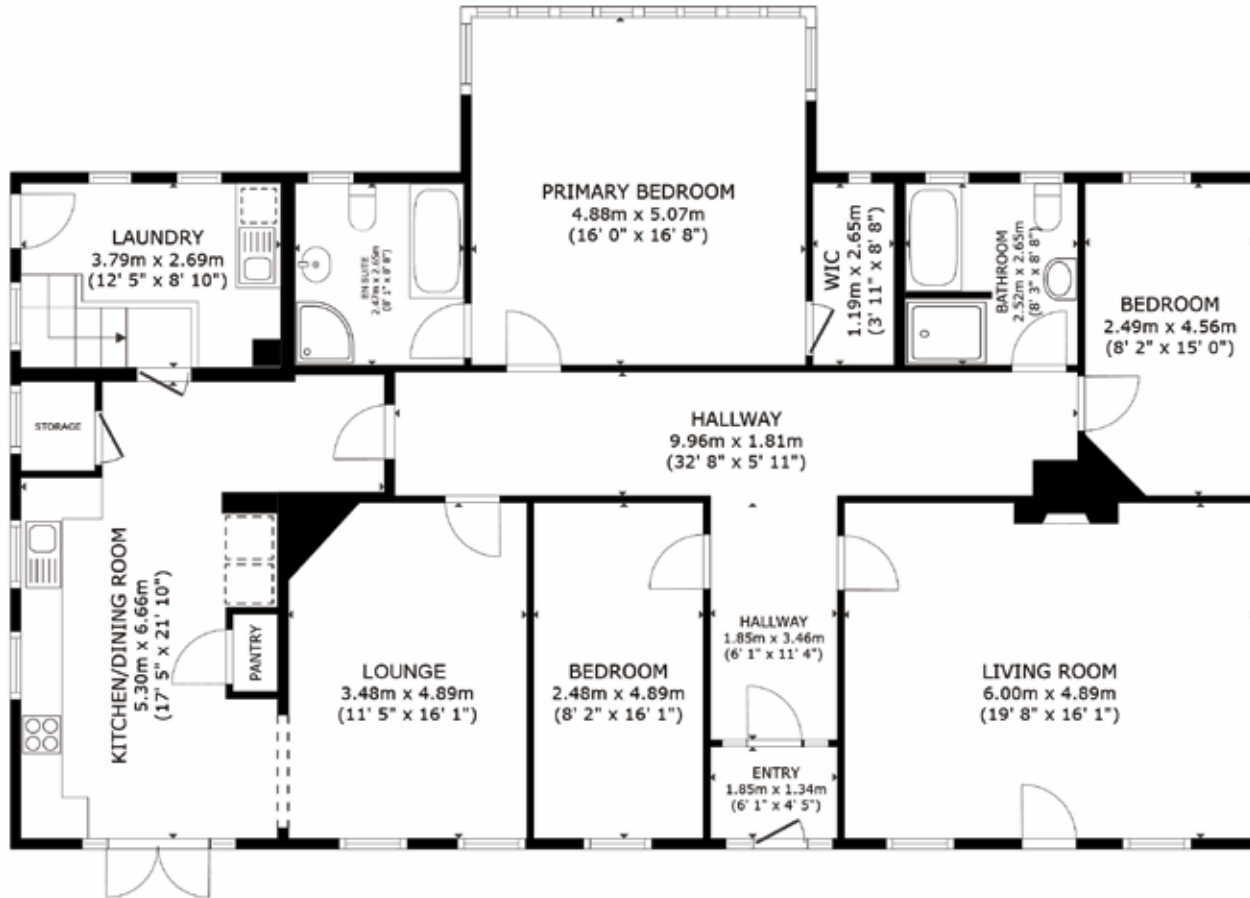
EPC rating: E

Council Tax: G

Local Authority: Cumberland Council

Viewings - Strictly by appointment with the sole selling agents, Fine & Country Cumbria. T: 01228 583109

Offers - All offers should be made to the offices of the sole selling agents, Fine & Country Cumbria by e-mail at cumbria@fineandcountry.com



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 183.7 m² (1,977 sq.ft.)
 TOTAL : 183.7 m² (1,977 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.10.2024





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