



3 Applewick Cottages Crosthwaite Road, Keswick - CA12 5PP  
Guide Price £625,000

PFK

# 3 Applewick Cottages Crosthwaite Road

Keswick, Keswick

A lovely barn conversion just off the town centre with gardens and parking.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Successful holiday let
- Three bedrooms
- Town centre
- Tenure: freehold
- Council Tax Band: assessed for business rates
- EPC rating C
- Turnover £60K p.a.





### Entrance Hallway

14' 1" x 3' 4" (4.28m x 1.01m)  
stairs to first floor, understairs cupboard and a radiator.

### Bedroom 1

11' 0" x 8' 8" (3.36m x 2.63m)  
Window to front aspect, radiator, fitted wardrobes and dressing table.

### Bedroom 2

11' 7" x 8' 8" (3.52m x 2.65m)  
Window to front aspect, radiator, fitted wardrobes and dressing table.

### Bedroom 3

8' 8" x 9' 6" (2.63m x 2.89m)  
Window to side aspect, radiator, fitted wardrobes and dressing table.

### Bathroom

7' 0" x 5' 5" (2.13m x 1.65m)  
Obscured window to rear aspect, WC, wash hand basin, bath with mains shower over and a heated towel rail.

### FIRST FLOOR

#### Landing

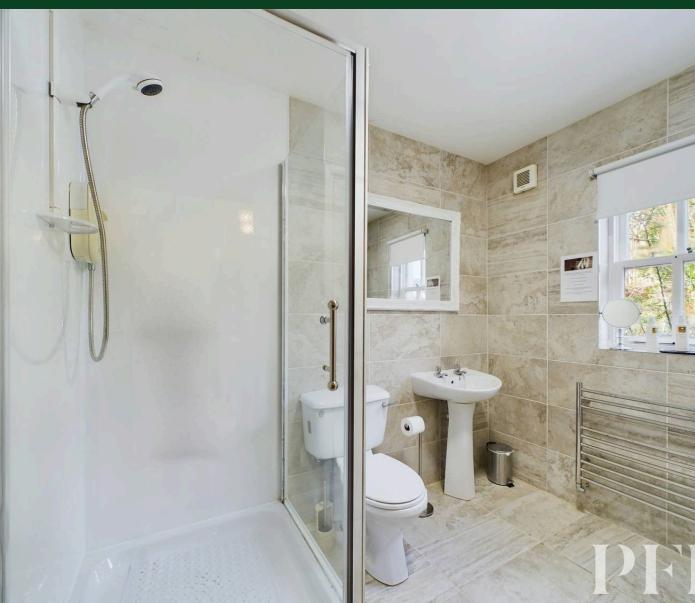
6' 6" x 3' 0" (1.98m x 0.91m)  
Window to rear aspect and a loft hatch.

#### Bathroom

7' 4" x 8' 4" (2.24m x 2.53m)  
Window to rear aspect, wash hand basin, WC, fitted cupboard, shower cubicle with electric shower, wall mounted boiler and a heated towel rail.



PFI



PFI

## **Kitchen/Dining Room**

17' 3" x 9' 10" (5.25m x 2.99m)

Windows to front aspect, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, oven with gas hob and extractor over, washing machine, dryer, integrated fridge and separate freestanding freezer, integrated dishwasher and a radiator.

## **Living Room**

16' 2" x 18' 8" (4.94m x 5.69m)

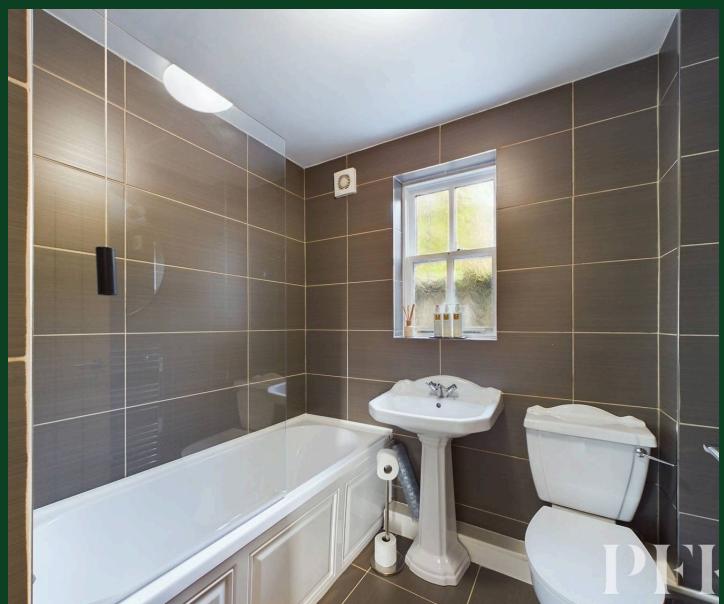
Window to front aspect, feature fireplace with cast iron woodburning stove, two radiators and sliding patio doors to the enclosed rear garden.

## **EXTERNALLY**

### **Garden**

To the front is a shared path leading up to the front door. Lawn to three sides of the house, hot tub to the front and mature trees all enclosing this deceptively spacious garden. Private off road parking to front for 2 cars through the wooden gate.





## ADDITIONAL INFORMATION

### Referral & Other Payments

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Directions

From the PK office, head out of Keswick along High Hill. At the junction with the B5289, take a right turn onto Crosthwaite Road. The property is at the top of the road on the right hand side set, back from the road opposite the Pheasant Inn.



**PFK**

Approximate total area<sup>(1)</sup>

921.08 ft<sup>2</sup>  
85.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## PFK Estate Agency Keswick

PFK Estate Agents, 19 Station Street - CA12 5HH

01768 774546

[keswick@pfk.co.uk](mailto:keswick@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)



# PFK

