



25 Ashcroft Close, Braithwaite, Keswick, CA12 5TB

Guide Price **£275,000**

PFK

25 Ashcroft Close

The Property:

A lovely family or first time buyer home in the popular village of Braithwaite, with wonderful views over the surrounding Lakeland fells and, in particular, Skiddaw to the rear and the whole Coledale range to the front aspect. The accommodation briefly comprises entrance hallway, modern kitchen and sitting room with access to the enclosed rear garden, with three bedrooms and a family bathroom to the first floor. The property benefits from an attractive log cabin to the rear, ideal as an office space, new UPVC windows, door, external EV charge point and a new boiler. Offroad parking and all within a short drive of Keswick town centre.

Please note the property is subject to a Local Occupancy Restriction.

- Three bedroom mid terrace
- Lakeland Fell views
- Popular village location
- Freehold
- Council tax band C
- EPC band D
- Full ownership
- Local occupancy restriction
- Front and rear garden





25 Ashcroft Close

Location & directions:

Braithwaite enjoys excellent local facilities including a well stocked village shop and café, three well known pubic houses, incorporating bistro and two restaurants, also the newly opened Jaspers café. The village has a Church of England primary school, village hall and the surrounding fells form the famous Coledale Horseshoe, making the village an excellent base for exploring some of the finest routes in the Lake District. It is a short drive or walk into Keswick, offering a wider range of amenities and easy commute to a number of surrounding villages and towns including Cockermouth, Grasmere, Penrith and the M6.

Directions

Turn left out of the Keswick office and proceed down the Main Street, straight across the mini roundabout, over Greta Bridge and along High Hill. At the junction, turn left onto the A66. Take the first turning into Braithwaite village, then the first right onto Longcroft and immediately right again into Ashcroft Close. The property is second on the left hand side of the cul de sac, with parking to the front.



ACCOMMODATION

Entrance Hallway

5' 7" x 13' 3" (1.71m x 4.04m)

Radiator, stairs to first floor and fitted storage cupboard.

WC

Obscured window to front aspect, WC, wash hand basin and a radiator.

Kitchen

10' 4" x 9' 11" (3.14m x 3.03m)

Window to front aspect, a range of matching wall and base units, complementary worktop, tiled splashback, oven, electric hob with extractor over, space for fridge and freezer.

Open Plan Living/Dining Room

18' 1" x 10' 2" (5.50m x 3.11m)

Window to rear aspect, door leading to rear garden, radiator and wooden flooring throughout.

FIRST FLOOR

Landing

8' 9" x 10' 0" (2.67m x 3.05m)

Loft hatch, fitted cupboard and a radiator.

Bedroom 1

10' 7" x 10' 0" (3.23m x 3.06m)

Window to front aspect and a radiator.

Bedroom 2

9' 0" x 10' 1" (2.75m x 3.08m)

Window to rear aspect, large fitted cupboard space and a radiator.

Bedroom 3

8' 8" x 6' 9" (2.64m x 2.06m)

Window to rear aspect and a radiator.





Bathroom

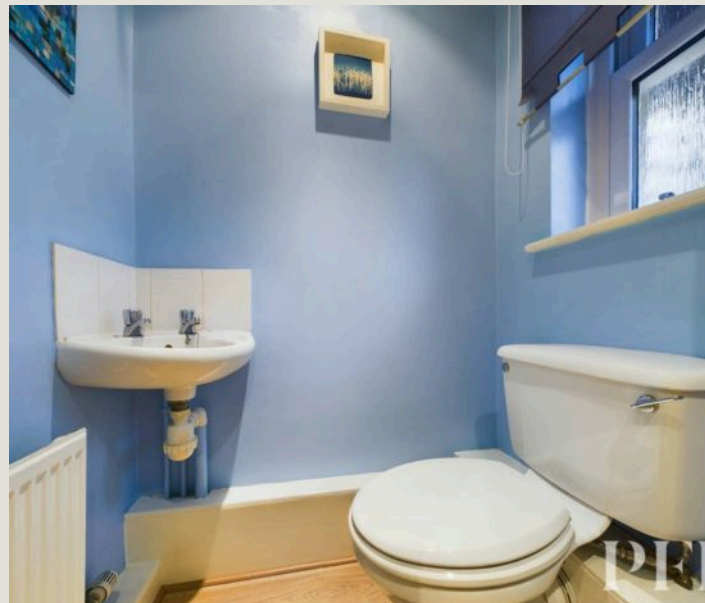
7' 1" x 6' 3" (2.15m x 1.91m)

Obscured window to front aspect, wash hand basin, WC, bath with electric shower over and a radiator.

EXTERNALLY

Garden

To the front is a lawned area and paved off road parking benefiting from EV charging point, all with surrounding Lakeland fell views. The enclosed rear garden is gravelled for ease of maintainance, with lovely wooden arbour seating and a summer house, which doubles up as a great office/workspace.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

871.44 ft²

80.96 m²

Reduced headroom

0.56 ft²

0.05 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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ADDITIONAL INFORMATION

Local Occupancy Clause

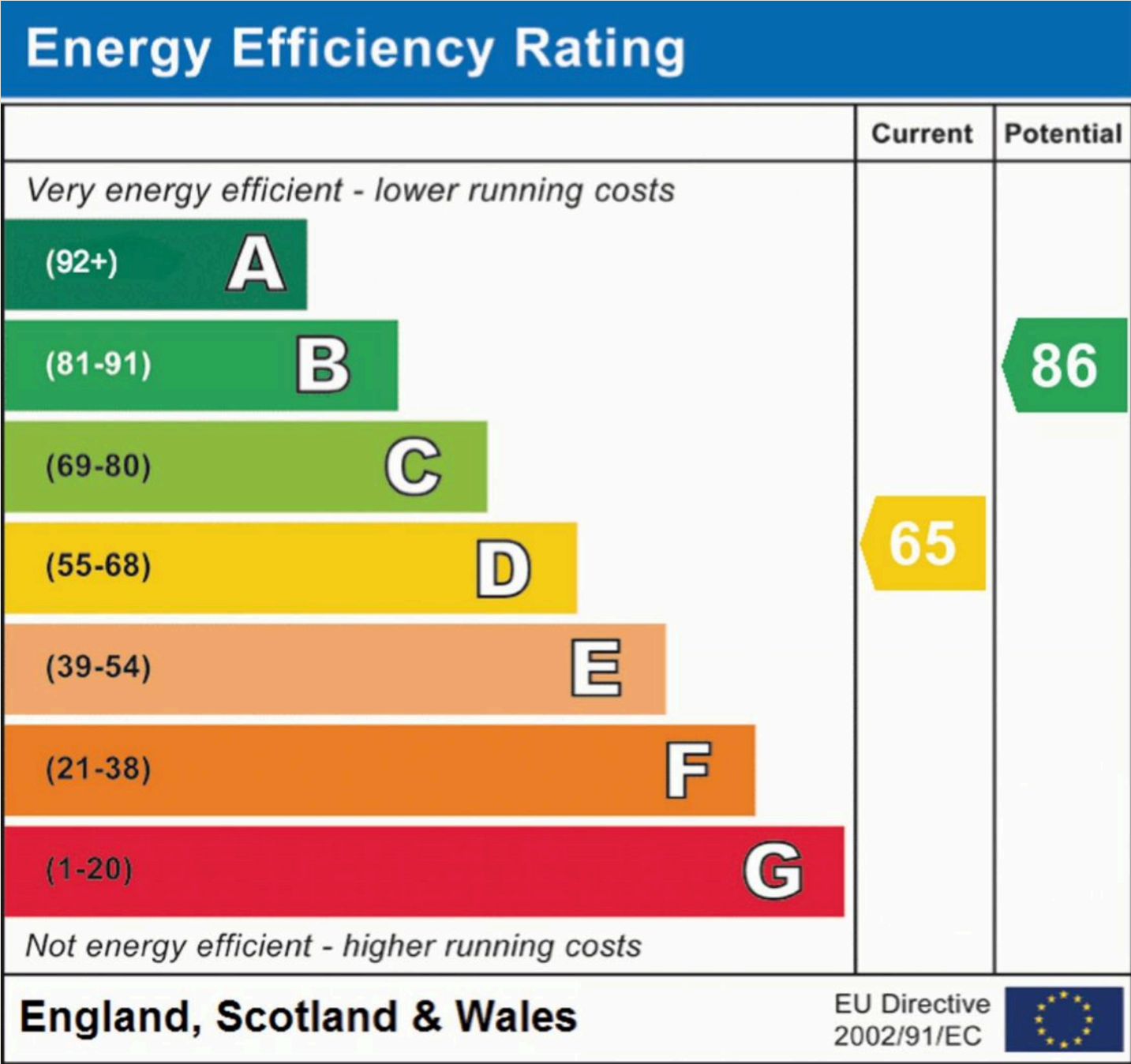
This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria.

Services

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

Referral & Other Payments

PFK 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 PFK 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.





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