



**Croft House, Bassenthwaite, CA12 4QH**

Guide Price **£375,000**

**PFK**



# Croft House

## The Property:

An idyllically positioned barn conversion, deceptively spacious and laid out over three floors with great potential for modernising throughout. Having lovely countryside and Lakeland fell views, which can be enjoyed from many aspects, with garden on one side and a shared cobbled courtyard on the other. The deceptive accommodation comprises; entrance hallway with WC, on the first floor is a dual aspect living room, hallway with access into the rear garden and a kitchen/breakfast room. On the second floor are three double bedrooms and a bathroom. A charming property with a lovely garden, set within the beautiful surrounding countryside of the Lake District National Park, all within a short drive of amenities of Keswick.

- EPC rating F
- Freehold
- Council tax band: E
- Barn conversion
- Popular village location
- Garage and garden
- Lakeland Fell views
- In need of modernisation







## Croft House

### Location & directions:

Situated in the popular village of Bassenthwaite and within very easy walking distance of the village school, pub and bus route into Keswick. Bassenthwaite is within the World Heritage Site of the Lake District National Park and is close to the lake with its fishing and sailing facilities. Bassenthwaite Lake lies equidistant some seven miles from both Keswick and Cockermouth with easy transport access via the A66.

### Directions

From our PFK office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle and continue along the A591. At the Chapel Bridge junction turn right towards the village and the property is a short distance on the left entering the cobbled courtyard. Parking also available at the side of the property.





## ACCOMMODATION

### Entrance Hall

6' 7" x 15' 9" (2.01m x 4.81m)

Stairs to first floor.

### WC

6' 5" x 3' 5" (1.95m x 1.04m)

With wash hand basin.

### Landing

6' 8" x 13' 1" (2.02m x 3.99m)

Understair cupboard, door to rear garden.

### Living Room

16' 10" x 21' 2" (5.14m x 6.44m)

Dual aspect, electric radiators, feature fireplace with stone surround, hearth and electric fire.

### Landing

14' 6" x 2' 9" (4.43m x 0.84m)

### Bathroom

11' 4" x 5' 10" (3.45m x 1.78m)

Obscured window to front aspect, bath, wash hand basin, WC and a fitted cupboard.

### Bedroom 1

16' 3" x 11' 9" (4.95m x 3.57m)

Dual aspect, fitted cupboard and electric radiator.

### Bedroom 2

14' 3" x 9' 0" (4.34m x 2.75m)

Window to side aspect, fitted cupboard and electric radiator.

### Bedroom 3

8' 0" x 11' 9" (2.45m x 3.58m)

Window to rear aspect, fitted cupboard and electric radiator.







## EXTERNALLY

### Garden

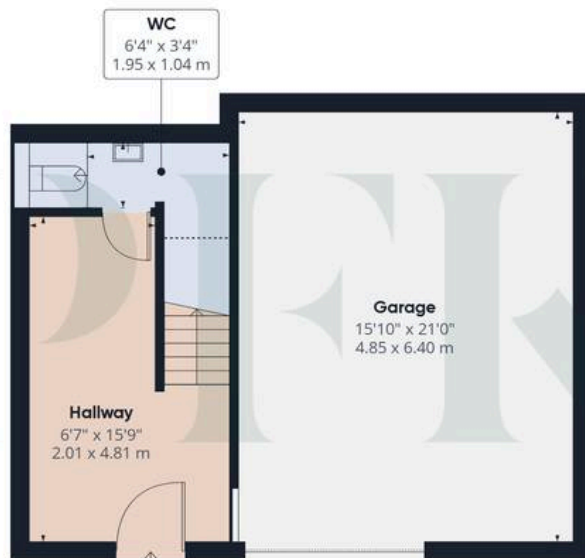
To the front of the property is a shared cobbled courtyard. To the side of the property are double wrought iron gates that lead into a driveway and rear garden. A tarmac path leads around to a stone elevated terrace which adjoins the house. The garden is enclosed with hedging, lawned areas and mature shrubs, all enjoying views of the surrounding Lakeland fells.

### GARAGE

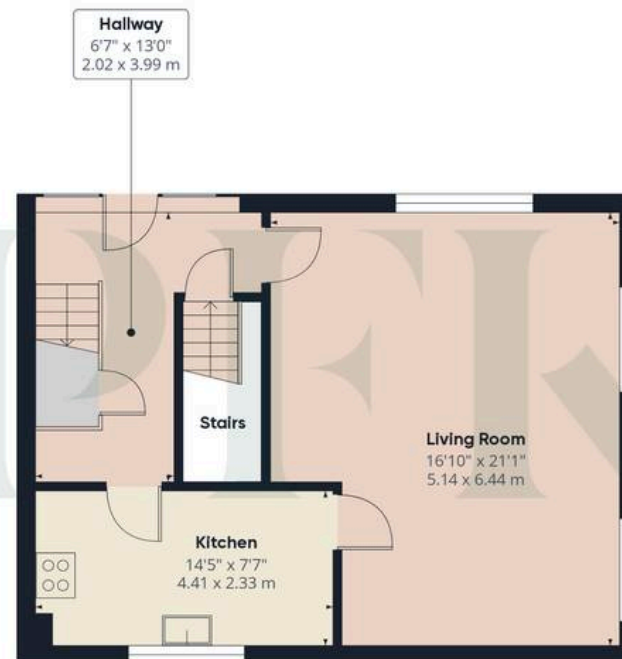
#### Double Garage

The garage is accessed from the courtyard at the front of the property. It has light, power and up and over door. Tarmac area to the side of the property adjacent to the road and in front of the double wrought iron gates.





Floor 0



Floor 1

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

1614.91 ft<sup>2</sup>  
150.03 m<sup>2</sup>

## Reduced headroom

10.51 ft<sup>2</sup>  
0.98 m<sup>2</sup>

(1) Excluding balconies and terraces

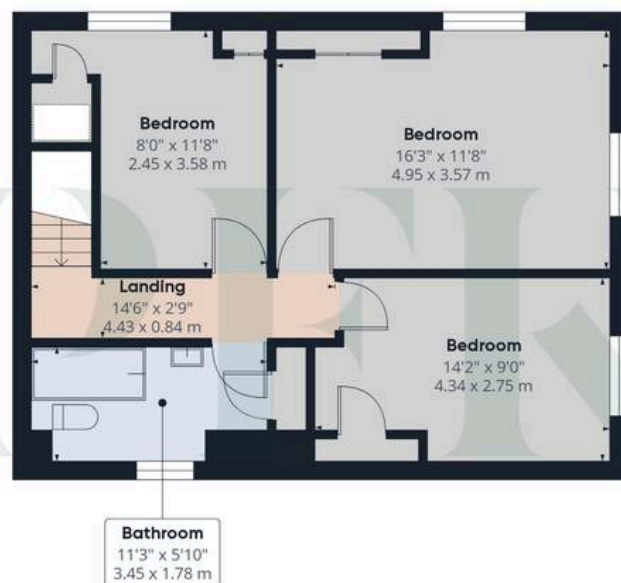
Reduced headroom

..... 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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Floor 2



ADDITIONAL INFORMATION

Services

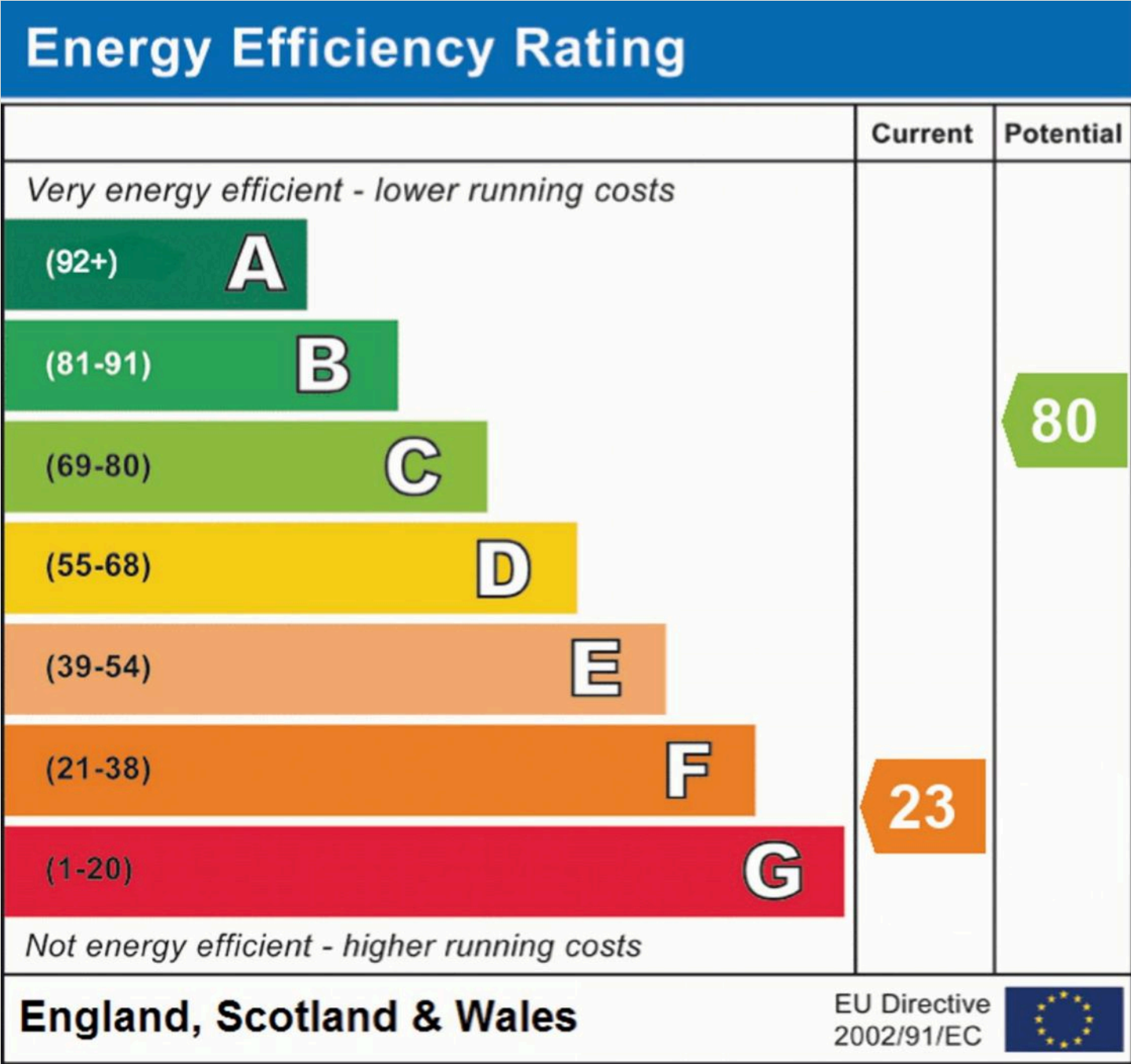
Mains electricity, water, shared septic tank; electric panel heaters, double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that drainage to the property is by way of a shared septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referrals & 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.







## PFK Estate Agency Keswick

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