



**Skald How, Applethwaite, CA12 4PP**

Guide Price **£895,000**

**PFK**

# Skald How

## The Property:

Skald How sits perfectly in this stunning elevated setting, commanding a prominent position in a tranquil, sought after location nestling beneath Skiddaw. Set in beautiful mature gardens, offering a wonderful opportunity to purchase a detached spacious home, complemented by delightful gardens and outstanding south facing panoramic views of dramatic Lakeland scenery. The four bedroom detached property has been tastefully designed to provide a spacious, light and adaptable living space, in particular the open plan living area opening out on to the balcony. This is an exceptional opportunity to purchase a unique residence in this sought after location.

- Freehold
- EPC rating F
- Council tax band G
- Panoramic Lakeland fell views
- Four bedrooms
- Garage and workshop





## Skald How

### Location & directions:

The sought after village of Applethwaite is a small hamlet situated at the foot of Skiddaw, just over one mile from Keswick town centre, and within a short distance of the A66 to Cockermouth and Penrith. Keswick has a range of amenities including a variety of shops, hotels, restaurants, pubs and other tourist related businesses and facilities, together with the renowned Theatre by the Lake.

### Directions

From our Keswick office, leave the town centre via Crosthwaite Road and proceed across the A66 at the roundabout, heading towards Bassenthwaite on the A591, signposted Carlisle. Then take the second right turning signposted Applethwaite/Skiddaw. Upon reaching the village, continue up the hill passing The Mill Race. At the top of the road, turn left and the property is approximately 200 yards on the left hand side, which is the 6th property along the row sitting in an elevated position.



## ACCOMMODATION

### Entrance Hallway

11' 11" x 6' 5" (3.62m x 1.96m)

Stairs to first floor, parquet flooring, understairs cupboard, coat cupboard and a radiator.

### WC

2' 11" x 5' 3" (0.89m x 1.60m)

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

### Drawing Room

18' 11" x 14' 10" (5.76m x 4.51m)

Dual aspect to rear and side, patio doors opening onto the rear terrace and views of the Lake District, feature fireplace housing multifuel stove with Lakeland slate hearth and mantel, parquet flooring and a radiator.

### Kitchen

11' 5" x 16' 4" (3.48m x 4.98m)

Dual aspect windows to rear and side, matching wall and base units, complementary worktop, electric AGA, stainless steel sink and drainer with mixer tap, space for dishwasher, parquet flooring and side door access.

### Utility Room

7' 4" x 6' 1" (2.24m x 1.85m)

Window to side aspect, matching wall and base units, space for fridge freezer, stainless steel sink and drainer with mixer tap, space for washing machine, oil fired boiler, parquet flooring and an airing cupboard.

### Bedroom 1

12' 4" x 11' 10" (3.77m x 3.61m)

Window to rear aspect and views of the Lake District and a radiator.

### Ensuite

9' 0" x 10' 11" (2.75m x 3.33m)

Window to rear aspect, fitted cupboard, WC, wash hand basin, bidet, walk in mains shower, bath and a radiator. Underfloor heating.



**Bedroom 2**

6' 8" x 13' 3" (2.03m x 4.03m)

Bay window to side aspect, radiator, fitted wardrobes and a wash hand basin.

**Bedroom 3**

7' 7" x 8' 11" (2.31m x 2.73m)

Window to front aspect, fitted wardrobes, wash hand basin and a radiator.

**FIRST FLOOR****Half Landing**

Velux window.

**Living Room**

18' 1" x 19' 2" (5.51m x 5.83m)

A large open bright space, exposed beams, under eaves storage cupboards, fitted shelving and sliding doors to a balcony. Stunning panoramic views towards Borrowdale and across the Lake District fells.

**Bathroom**

10' 10" x 9' 3" (3.30m x 2.83m)

Window to side aspect, two Velux windows, WC, bidet, wash hand basin, bath with electric shower attachment, fitted cupboards, radiator and slate flooring.

**Bedroom 4**

11' 2" x 11' 1" (3.40m x 3.39m)

Window to side aspect, two Velux windows, slate flooring and a radiator.





## EXTERNALLY

### Garden

A path meanders down from the garage to the property with a workshop halfway along, below a garage. Incorporating kitchen sink with cupboards, separate WC, shower cubicle and wash hand basin. This lovely garden has been thoughtfully zoned to maximise the breathtaking panoramic views of the Lakeland fells while making the most of the sun throughout the day. As the garden slopes gently down the hill, it has been beautifully terraced, creating distinct areas for relaxation and enjoyment. Adjoining the house, a flat lawned area is bordered by elegant low box hedging, offering a place to relax easily accessed from the house. A pergola seating area, set on slate chippings, provides the perfect spot to unwind while surrounded by mature shrubs and trees that burst into vibrant colour in summer, including rhododendrons and azaleas. Further down the slope, a well maintained lawn interspersed with pathways and trees, practical storage sheds to the side of the property, ensuring both beauty and functionality in this exceptional outdoor space.

### Garage

#### Single Garage

At road level there is a single garage with an electrically operating door. Offroad parking also available in front of garage







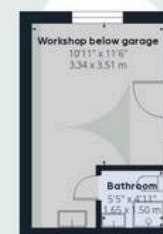
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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

2302.19 ft<sup>2</sup>

213.88 m<sup>2</sup>

Reduced headroom

56.66 ft<sup>2</sup>

5.26 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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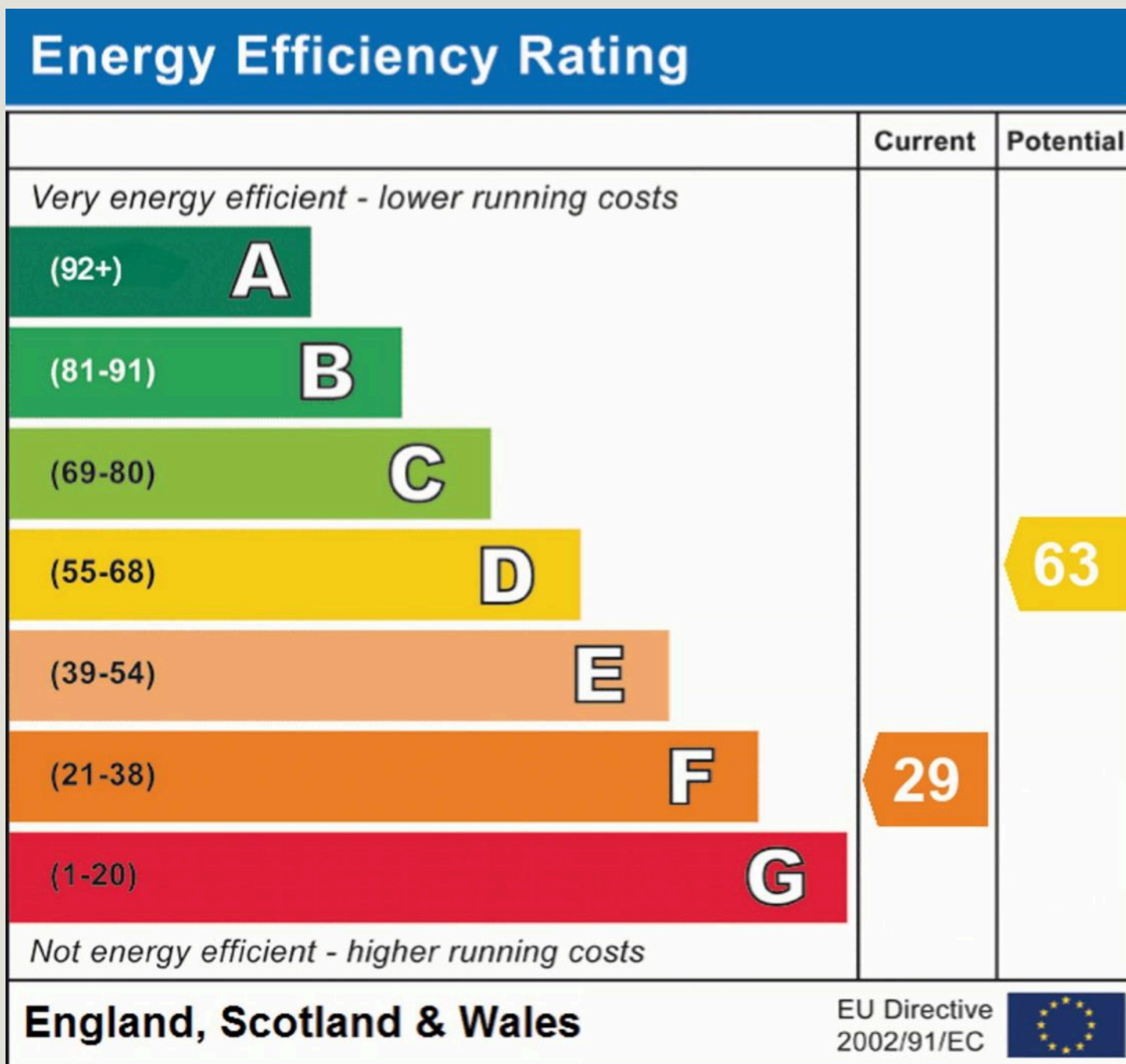
## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage; oil fired 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.

### 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 :  
Naphthens 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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