

PFK



Cosey Cottage, Portinscale – CA12 5RF

Guide Price £345,000

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Cosey Cottage

Portinscale, Keswick

A pretty end terraced cottage, modernised throughout, with recently fitted new boiler, roofing and wood burning stove, yet retaining lovely original cottage features. The accommodation, which is beautifully presented, briefly comprises entrance porch, open plan sitting/dining room with good size storage cupboard and modern kitchen. On the first floor are two double bedrooms and a lovely modern three piece bathroom suite with freestanding bath. Situated just a short distance from Keswick in the popular village of Portinscale and currently utilised as a successful holiday let.

- Freehold
- Council Tax: Assesed for business rates
- EPC rating D
- End terraced cottage
- Two bedrooms
- Popular village location
- No onward chain



Entrance Porch

Tiled flooring.

Open Plan Living/Dining Area

9' 11" x 17' 1" (3.02m x 5.21m)

Window to front aspect, feature fireplace with stone surround and wood burning stove, space for dining table and chairs, good sized fitted storage cupboard behind the dining table. Door to first floor.

Kitchen

7' 6" x 11' 3" (2.29m x 3.44m)

Window to side aspect, a range of matching wall and base units, complementary work surfacing, tiled splash back, cooker with hob and extractor over, stainless steel sink, drainer and mixer tap, free standing fridge freezer, space for a washing machine and an understairs cupboard.

FIRST FLOOR LANDING

6' 1" x 8' 5" (1.85m x 2.57m)

Window to side aspect.

Bathroom

7' 7" x 7' 1" (2.31m x 2.15m)

Obscured window to side aspect, WC, wash hand basin, bath with mains shower over and a heated towel rail.

Bedroom 1

12' 4" x 10' 3" (3.75m x 3.12m)

Window to front aspect, double fitted cupboards and a radiator.

Bedroom 2

9' 4" x 18' 6" (2.85m x 5.63m)

Window to side aspect and a radiator.





Front Garden

Paved seating area to the side of the front porch.

ADDITIONAL INFORMATION

Services

Mains electricity and water, gas central heating and mains drainage; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

From the Keswick office, head along High Hill towards the A66, turn left towards Cockermouth, and take the first left into Portinscale, passing the Farmers Arms on the left. Continue through the village and the property can be found on the right hand side on the bend just before The Chalet.

Referrals and Other payments

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