



**15 Ashcroft Close, Braithwaite, Keswick, CA12 5TB**

Guide Price **£285,000**

**PFK**



## 15 Ashcroft Close

### The Property:

A comprehensively refurbished and immaculately finished family or first time buyer home in the popular village of Braithwaite, with wonderful views over the surrounding Lakeland fells. With an open plan modern kitchen/dining room with fitted appliances, living room with patio doors opening into a private paved courtyard garden, landing with fitted storage, three piece bathroom suite and three bedrooms. New block paved driveway to the front for two cars and all within a short drive of Keswick.

- Tenure: Freehold
- Local occupancy restriction
- Council Tax: Band C
- Beautifully presented
- Three bedrooms
- Off road parking
- EPC rating C





## 15 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

The property can easily be located using postcode CA12 5TB or can otherwise be found using what3words location [///politics.parsnip.intricate](https://www.what3words.com/#!/politics.parsnip.intricate)





## ACCOMMODATION

### Kitchen/Dining Room

9' 11" x 18' 2" (3.03m x 5.54m)

Open plan room with windows to front aspect, a range of contemporary matching wall and base units, complementary work surfacing, tiled splash back, eye level oven, gas hob with extractor over, stainless steel sink, drainer and mixer tap, integrated fridge freezer, dishwasher and washer/dryer, and a radiator.

### Living Room

10' 0" x 18' 3" (3.06m x 5.55m)

With patio doors to the enclosed paved rear yard, understairs storage and a radiator.

### FIRST FLOOR LANDING

10' 0" x 7' 1" (3.05m x 2.15m)

Loft hatch, fitted storage cupboard housing the boiler.

### Bathroom

5' 7" x 7' 1" (1.70m x 2.17m)

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

### Bedroom 1

13' 3" x 9' 0" (4.04m x 2.74m)

Window to rear aspect, fitted storage and a radiator.

### Bedroom 2

10' 0" x 10' 8" (3.05m x 3.26m)

Window to front aspect and a radiator.

### Bedroom 3

6' 6" x 8' 9" (1.99m x 2.67m)

Window to rear aspect and a radiator.







## EXTERNALLY

### Garden

To the front is a driveway with open front porch. Newly stone paved enclosed rear yard with privacy wooden fencing.

### Off street

2 Parking Spaces.

Paved driveway.



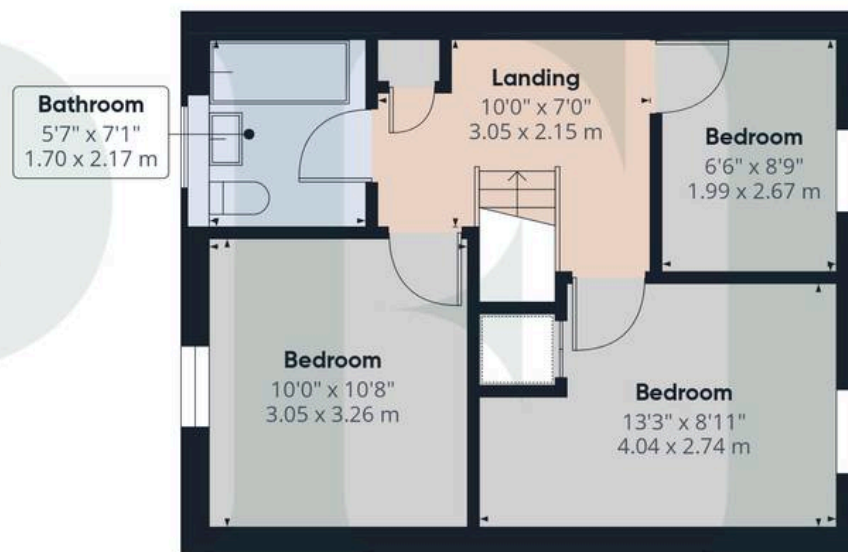


Floor 0

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

806 ft<sup>2</sup>

74.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ADDITIONAL INFORMATION

Services

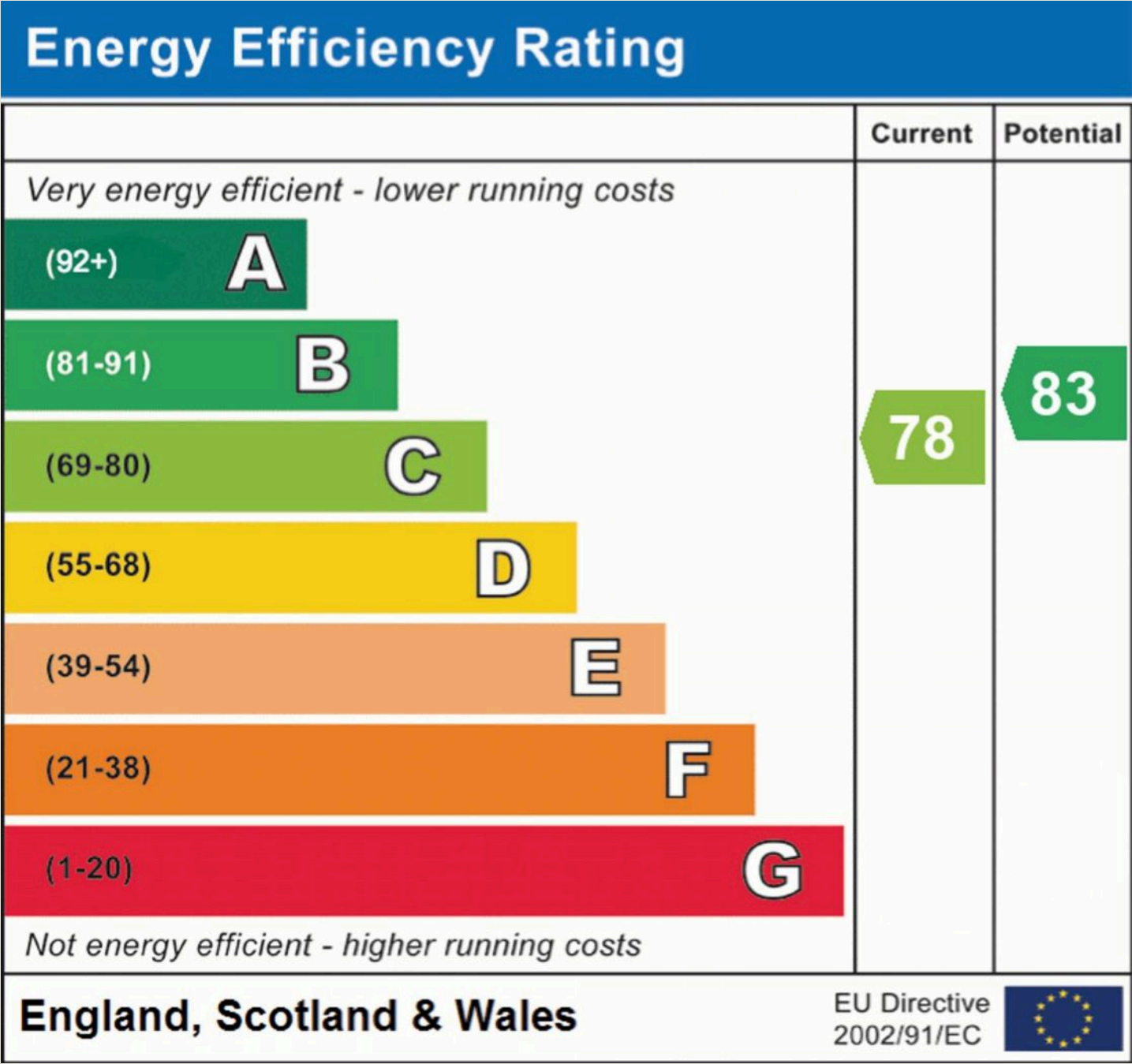
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

Local Occupancy Restriction

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.

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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







## PFK Estate Agency Keswick

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