



**Brockle Haven Springs Road, Keswick, CA12 4AN**

Guide Price **£950,000**

**PFK**



# Brockle Haven, Springs Road

## The Property:

Set on one of Keswick's premier residential streets, this elegant detached residence offers refined living with captivating views of the Lakeland fells and the town below. The welcoming reception hall leads to a stylish sitting room, formal dining room, and a well appointed kitchen/breakfast room. The garden room is complete with a contemporary shower room, offering great additional and convenient ground level accommodation.

The upper floor features a spacious landing, three generously proportioned double bedrooms, a family bathroom, and a separate WC. Perfectly positioned just moments from Keswick's vibrant town centre, this exceptional home offers tranquillity and convenience in the heart of the Lake District National Park.







## Brockle Haven, Springs Road

### Directions:

The property can easily be located using postcode CA12 4AN or can otherwise be found using what3words location

///[scrubbing.loft](https://www.what3words.com/).lectured.

- Tenure: Freehold
- Sought after location
- Council Tax: Band F
- EPC rating D
- Driveway and detached garage
- Lovely Lakeland fell views
- Three bed detached home





## ACCOMMODATION

### Entrance Hallway

6' 10" x 11' 11" (2.08m x 3.63m)

Stairs to first floor, radiator.

### Living Room

14' 0" x 16' 10" (4.26m x 5.12m)

Dual aspect with bay window, feature gas fireplace with wooden surround and marble hearth, radiator.

### Dining Room

12' 10" x 11' 10" (3.92m x 3.60m)

Bay window to front and window to side aspect, feature gas fireplace with marble surround, serving hatch to kitchen and two radiators.

### Kitchen

20' 1" x 8' 4" (6.13m x 2.54m)

Dual aspect windows with a range of matching wall and base units, complementary work surfacing, tiled splashback, oven, gas hob with extractor over, stainless steel sink and drainer with mixer tap, space for a washing machine and an understairs cupboard.

### Garden Room

16' 10" x 9' 5" (5.12m x 2.87m)

Dual aspect with feature corner window particularly enjoying views of Skiddaw, door to rear, radiator and a large cupboard housing boiler and plumbing for washing machine.

### Shower Room

5' 4" x 5' 7" (1.62m x 1.70m)

Obscured window to rear aspect, WC, wash hand basin, shower cubicle with mains shower and a heated towel rail.





## FIRST FLOOR

### Landing

68' 7" x 20' 7" (20.90m x 6.27m)

Spacious landing with windows front and rear, loft hatch, fitted cupboard and a radiator.

### Bedroom 1

14' 1" x 11' 10" (4.29m x 3.60m)

Bay window to front, fitted sliding door wardrobes, radiator.

### Bedroom 2

13' 0" x 11' 11" (3.95m x 3.62m)

Bay window to front aspect and a radiator.

### Bathroom

8' 11" x 8' 4" (2.71m x 2.53m)

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

### WC

5' 5" x 2' 10" (1.64m x 0.87m)

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

### Bedroom 3

14' 0" x 8' 5" (4.26m x 2.56m)

Window to rear aspect, fitted wardrobe and a radiator.







## EXTERNALLY

### Garden

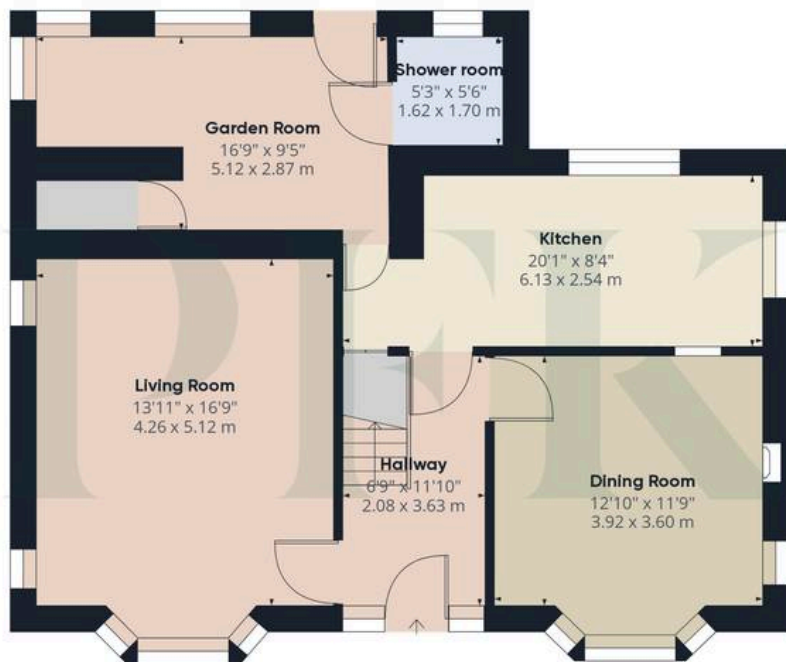
To the front is a gravelled driveway leading to the detached garage, lawn and colourful mature surrounding borders. The rear has a lovely curved Lakeland stone border closest to the house, with steps in the middle leading up to the lawned area enclosed by mature plant borders and trees. Enjoying pleasant elevated views.

### GARAGE

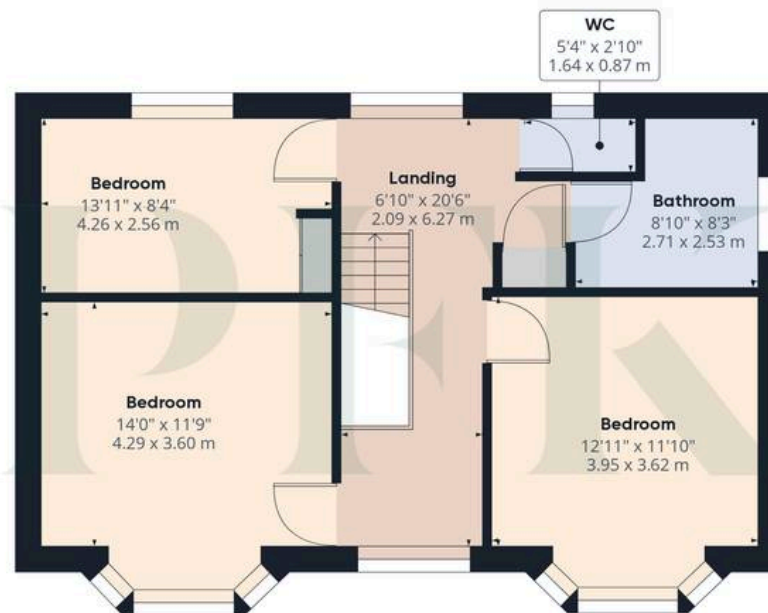
Double Garage

3.95m x 5.92m (13' 0" x 19' 5") Window to side, up and over door, light and power.

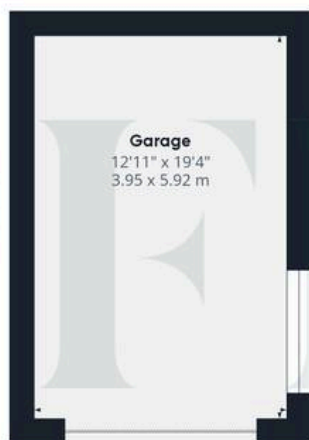




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1796.38 ft<sup>2</sup>

166.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



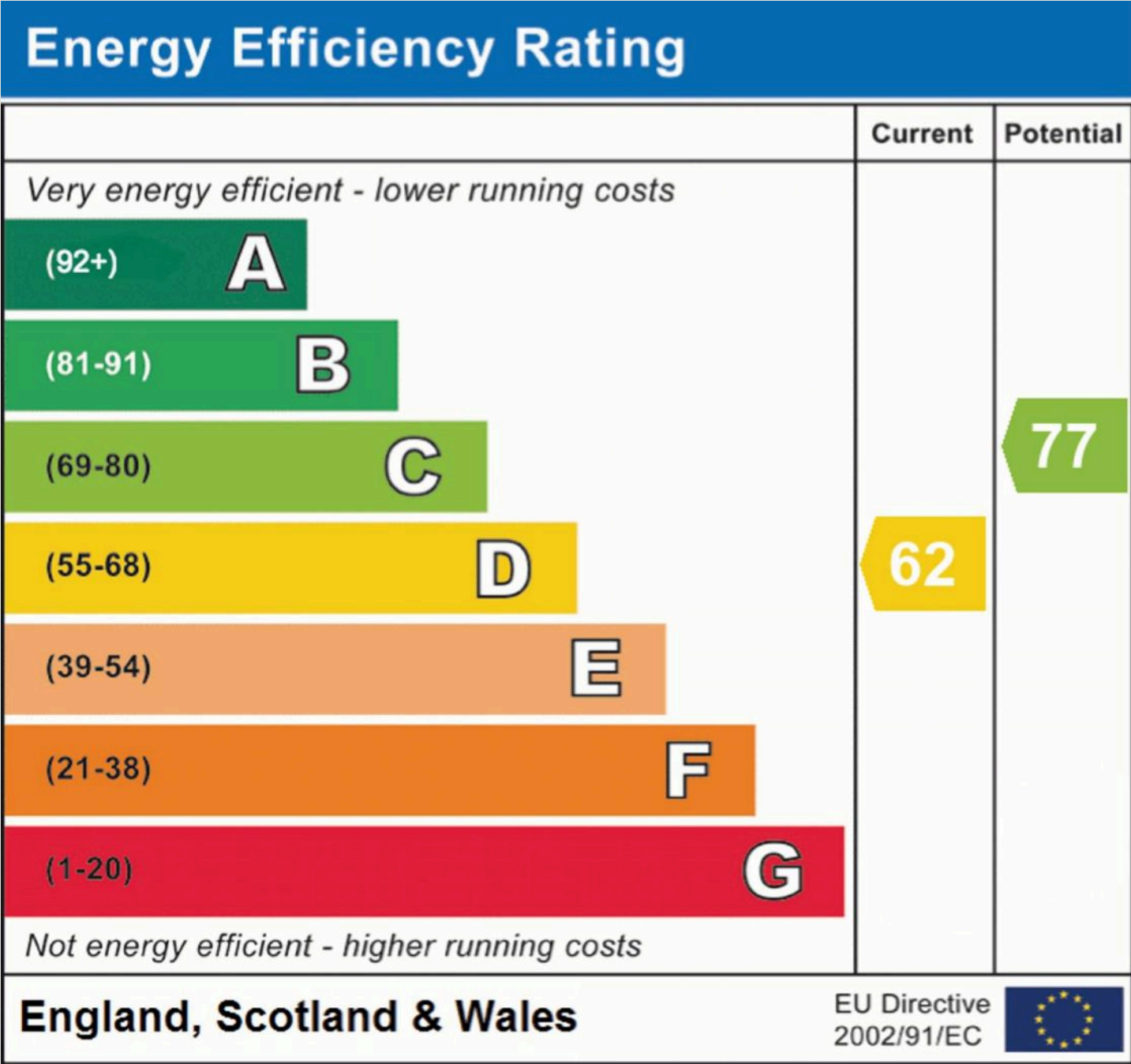
ADDITIONAL INFORMATION

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 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.

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.







## PFK Estate Agency Keswick

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