



6 Catherine Cottages, Keswick, CA12 4HE

Guide Price £335,000

PFK

6 Catherine Cottages

The Property:

This characterful mid-terraced cottage benefits from offroad parking to the rear and a low maintenance, enclosed front garden. Currently operating as a successful holiday let, the property would equally make a delightful permanent home tucked away between Penrith Road and Blencathra Street and accessed via Wordsworth Street. The accommodation briefly comprises a well proportioned kitchen/dining room with practical tiled flooring, a cosy sitting room, and a rear hallway providing access to the enclosed garden. To the first floor are two double bedrooms and a three piece family bathroom suite.

Conveniently located just a five minute walk from Keswick town centre, the property is ideally positioned to enjoy all the amenities the town has to offer.

- **Tenure: Freehold**
- **EPC rating TBC**
- **Council Tax: Band; Assessed for business rates**
- **Two bedrooms**
- **Offroad parking**
- **Enclosed garden**
- **Close to town centre**





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Location & directions:

Located in the heart of Keswick town centre, with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

Directions

The property can easily be located using postcode CA12 4HE or can otherwise be found using what3words location [///yachting.pebble.bead](https://what3words.com/yachting.pebble.bead)



ACCOMMODATION

Rear Entrance Porch

6' 7" x 3' 4" (2.01m x 1.02m)

Windows to either side.

Kitchen/Dining Room

14' 5" x 10' 8" (4.40m x 3.24m)

Windows to rear aspect, a range of matching wall and base units, complementary work surfacing, stainless steel sink and mixer tap, oven with hob, space for a dining table and chairs, freestanding fridge freezer, plumbing for a washing machine and a radiator.

Living Room

10' 6" x 13' 9" (3.21m x 4.18m)

Window to front overlooking the enclosed garden, feature open fireplace with stone hearth, mantel, and a radiator.

Front Porch

Door to enclosed garden and stairs to first floor landing.

FIRST FLOOR LANDING

3' 5" x 2' 8" (1.05m x 0.81m)

Loft hatch.

Bedroom 1

10' 8" x 11' 7" (3.25m x 3.53m)

Window to front aspect, fitted cupboard and a radiator.

Bedroom 2

8' 0" x 14' 3" (2.44m x 4.35m)

Window to rear aspect and a radiator.

Bathroom

6' 1" x 11' 3" (1.85m x 3.44m)

Window to rear, bath, shower cubicle with mains shower, WC wash hand basin and a radiator.





EXTERNALLY

Garden

Enclosed paved garden for ease of maintenance with mature hedging.

Driveway

1 parking space, to the rear entrance of the property.

ADDITIONAL INFORMATION

Referral & Other Payments

PKF works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PKF may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

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.



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