HACKNEY & LEIGH

Keswick

Offers over £875,000

5 Grange Park, Keswick, Cumbria, CA12 4AY

An outstanding modern detached four bedroom house conveniently situated on a tranquil cul de sac in a most desirable residential location under one mile from Keswick town centre and occupying a superb 0.29 acre site with mature gardens and delightful surrounding fell views.

The entire property benefits from recent comprehensive and meticulous upgrading completed at a substantial cost to provide an immaculate standard of highly specified accommodation. Internal viewing is highly recommended.

Quick Overview

- Outstanding modern detached house
- Comprehensively and meticulously upgraded accommodation
- Superb 0.29 acre site on a tranquil cul de sac
- Delightful views to the surrounding fells
- Most desirable residential location
- Under one mile from Keswick town centre
- Four bedrooms and two luxury shower rooms
- Large open plan living / dining room
- Extensive mature gardens
- Integral double garage and on-site parking

Property Reference: KW0159

4 | 2 | 1 | TBC | Ultrafast Broadband Available | 3

Kitchen

Kitchen

Living / Dining Room

Living / Dining Room

Accommodation

Ground Floor:

Entrance Vestibule

With double entrance doors.

Entrance Hall

With double entrance doors, two tower radiators.

Kitchen

With fitted base and wall units including pelmet and cabinet lighting, island unit, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, dishwasher, radiator, external door to rear balcony, glazed folding doors to the open plan living / dining room.

Open Plan Living / Dining Room

With windows to three elevations, vaulted ceiling, three tower radiators.

Inner Hall

With radiator, built in cloaks cupboard.

Bedroom One

With vaulted ceiling, tower radiator.

En-suite Shower Room

With WC, vanity wash hand basin, shower cubicle, radiator.

Bedroom Two

With tower radiator.

Bedroom Three

With tower radiator.

Shower Room

With WC, vanity wash hand basin, shower cubicle, heated towel rail.

Lower Ground Floor:

Inner Hall

With radiator, access door to the integral garage.

Bedroom Four or Study

With radiator, external double doors.

Request a Viewing Online or Call 01768 741741

Living / Dining Room

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Utility Room

With fitted base and wall units including pelmet lighting, sink with mixer tap, integrated fridge, freezer, plumbing for washing machine, radiator, external door.

Outside:

Extensive front driveway providing on-site parking spaces, surrounding expansive mature gardens comprising lawns, stocked and shrubbed borders, paved entertaining terrace, integral store, container store.

Integral Double Garage

With electrically operated entrance door, electric light and power, gas boiler.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band G.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Station Street in Keswick town centre proceed onto St John's Street and continue ahead onto Ambleside Road followed by Manor Brow. Turn left where signposted to Fenton and Grange Park is the first turning on the right.

What3words

///plots.amaze.opponent

Price

Offers over £875,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).

Side Garden

Rear Garden

Rear Garden

Rear Elevation

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey
Sales Manager & Property Valuer

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk

Simon Bennett
Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk

Dawn Branson
Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk

Sue Jackson
Viewing Assistant

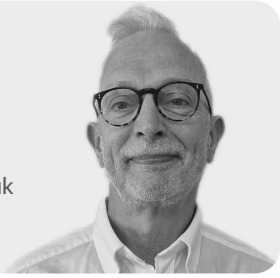
Tel: 017687 41741
keswicksales@hackney-leigh.co.uk

Angela Bell
Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk

Chris Houghton
Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



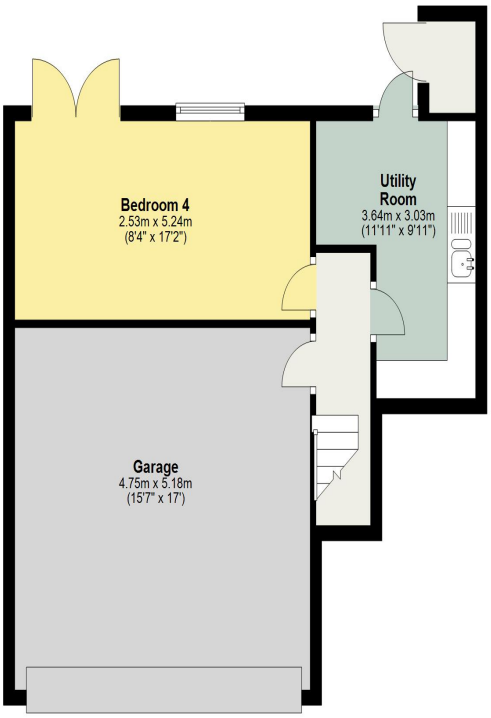
Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01768 741741 or request online.

Need help with **conveyancing**? Call us on: 01539 792032

Can we save you money on your **mortgage**? Call us on: 01539 792033

Lower Ground Floor

Approx. 52.7 sq. metres (567.4 sq. feet)



Ground Floor

Approx. 120.8 sq. metres (1300.0 sq. feet)

Total area: approx. 173.5 sq. metres (1867.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

5 Grange Park, Keswick

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 11/03/2026.

Request a Viewing Online or Call 01768 741741