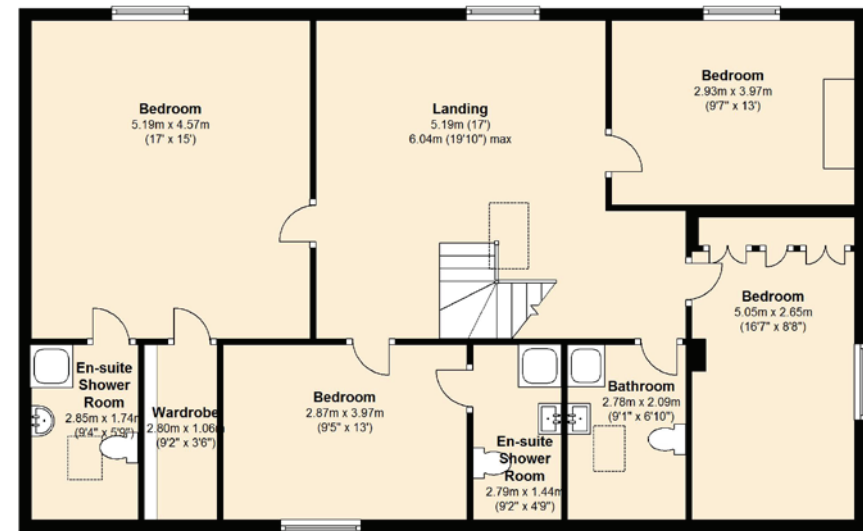
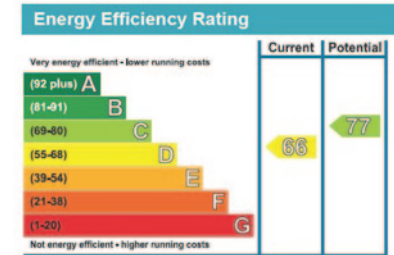
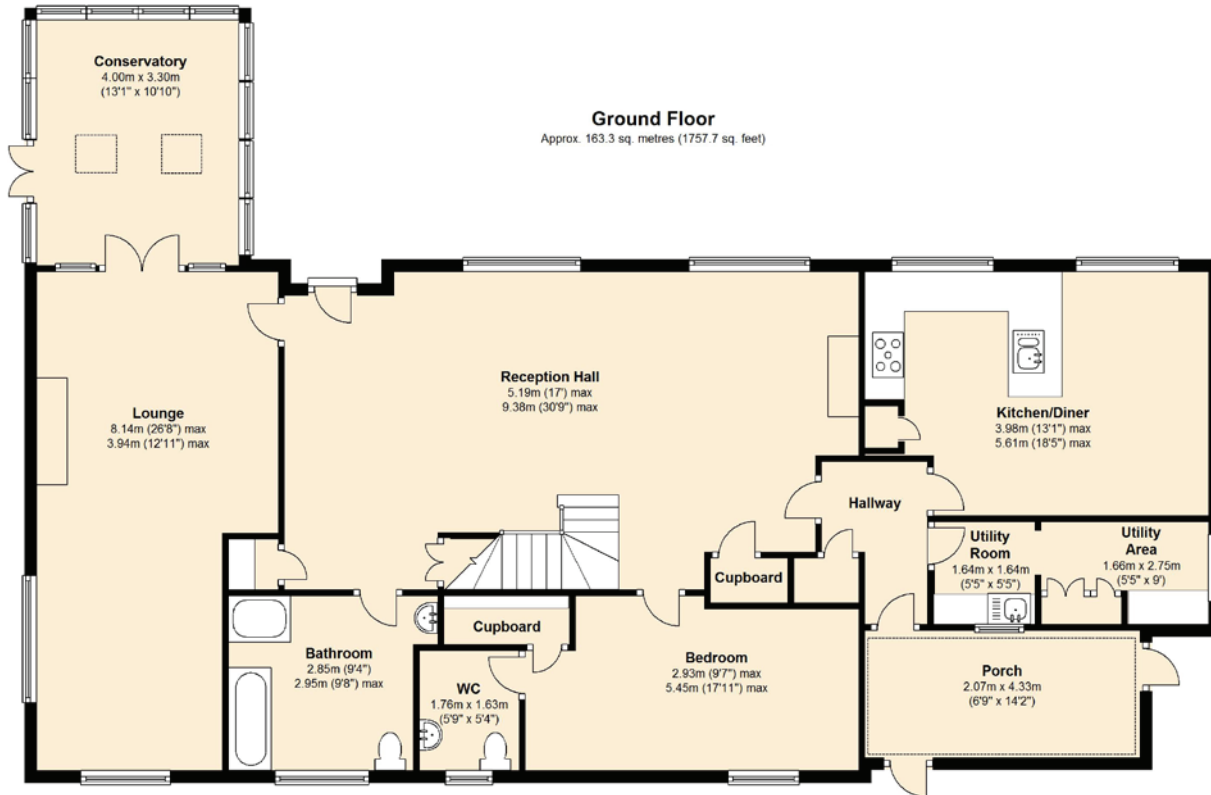


Firbank,  
Ravenstone, Keswick

Edwin  
Thompson





Total area: approx. 272.4 sq. metres (2931.6 sq. feet)

### Brief Résumé

A substantial five bedroomed (3 en-suite) detached house plus two family bathrooms, in elevated secluded position. Extensive views, surrounding woodland and land extending to approximately 4 acres.

### Description

Firbank is situated in a west/south west facing position set well back from the road and completely hidden from view. The private position is approached via its own driveway which gently rises to an open parking/turning area in front of the house. From here, and from most rooms in the house, there are wonderful views over Bassenthwaite Lake and of the surrounding Lakeland fells.

The property sits on the lower slopes of Ullock Pike and Longside Edge, and behind the property the ground therefore rises steeply towards the high fells and crags above which provide a dramatic setting, and excellent opportunities for fell walking. The grounds which mainly extend behind, and to the north side of the property, are largely wooded, incorporating many interesting walkways within plus a terraced orchard area.

The house offers spacious five bedroomed accommodation centred around a lovely large reception room with stairs and spacious part-galleried landing above. Briefly the accommodation comprises on ground floor: two main reception rooms plus conservatory, dining kitchen, utility room and rear lobby, en-suite bedroom and separate family bathroom. On the first floor there are four further bedrooms, two with en-suite facilities, and a further family bathroom. The accommodation is well presented, double glazed and benefits from oil fired central heating.

### Directions

From Keswick take the A591 Bassenthwaite Road to the east side of Bassenthwaite Lake and continue for approximately 4 miles until arriving at the Ravenstone Manor Hotel situated above the road on the right-hand side. Adjacent to the northern entrance of the hotel is the entrance to Firbank.

### Accommodation:

#### Hall

Reception Hall approached via a timber panelled front door leading into spacious and flexible living space with multi-coloured slate tiled floor, attractive oak staircase leads off to first floor, pine panelled doors to rooms with matching internal joinery. To one end of the room is a feature multi-fuel stove with oak mantelpiece surround incorporating mirror, radiators, pendant light fittings and wall lights, built-in store cupboard, further understairs store cupboard, boiler cupboard incorporating Worcester oil fired combi-boiler and sealed unit double glazed windows to the front.

#### Lounge

Feature gas (bottled propane gas) fired stove inset to fireplace with old oak beam above and slate tiled hearth, oak boarded floor, matching ceiling and wall lights, radiators, sealed unit double glazed windows to the side and rear and Georgian style glazed doors with side windows leading to:



#### Conservatory

Chequered quarry tiled floor, sealed unit double glazed windows to three sides and double doors leading to outside raised decked patio, and Velux roof windows.

#### Rear Hall

Rear hall with multi-coloured slate tiled floor, built-in cloaks cupboard, fitted shoe racks, latched boarded door to rear lean-to garden store, oak panelled doors to utility room and kitchen.

#### Dining Kitchen

Modern well-appointed kitchen with cream fronted wall and base units having contrasting granite work tops and upstand incorporating stainless steel DeLonghi electric range-style cooker with five ring ceramic hob, double oven, stainless steel upstand and overhead stainless steel cooker hood. Further integral appliances include Panasonic microwave, and dishwasher. 1½ bowl sink with mixer tap, radiators, porcelain tiled floor, sealed unit double glazed windows to the front and side.

### Utility Room

With stainless steel sink, plumbing for washing machine, porcelain tiled floor, sealed unit double glazed windows to side and rear.

### Bedroom 1

Double bedroom with laminate flooring and coved ceiling, radiator, wall lights, large walk-in store cupboard, sealed unit double glazed window to rear.

### En-suite Washroom

With wash basin and wc, shaver point, tiled walls and floor, sealed unit double glazed window to rear with fitted roller blind.

### Bathroom

Modern contemporary fittings comprising deep bath, separate large walk-in shower cubicle, wash basin with mirror light and light above, wc, chrome ladder-style radiator, extractor fan, tiled walls and floor, sealed unit double glazed window to rear with fitted roller blind.

### First Floor

#### Landing

Spacious landing with pendant light and wall lights, radiator, stripped pine boarded floor, galleried landing above stairs, stripped pine panelled doors to rooms, sealed unit double glazed dormer window to front and further Velux roof window.

### Master Bedroom 2

Large double bedroom with polished boarded floor, radiator, large walk-in wardrobe with hanging and shelved storage space, sealed unit double glazed dormer window to front.



### En-suite Shower Room

With tiled shower cubicle, wash basin, wc, radiator, shaver point, extractor fan, half-tiled walls, polished boarded floor and Velux roof window to rear.

### Bedroom 3

Double bedroom with polished boarded floor, radiator, sealed unit double glazed dormer window to rear.

### En-suite Shower Room

Tiled shower cubicle, wash basin, wc, radiator, extractor fan and half-tiled walls.

### Bedroom 4

Double bedroom with polished boarded floor, range of fitted wardrobes incorporating central door with mirrored front, radiator, sealed unit double glazed window to side.

### Bedroom 5

Double bedroom with feature black painted fireplace and fire grate on granite tiled hearth, polished boarded floor, radiator, sealed unit double glazed window to front.

### Bathroom

Tiled shower cubicle, wash basin, wc, radiator, shaver point, extractor fan, tiled floor and half-tiled walls, Velux roof window to rear.

### Outside

To the front of the property is a level gravelled parking and turning area. Alongside the conservatory is a decked patio behind which is a further sheltered patio/BBQ space. At the back of the house a lean-to porch and store room provides a rear



entrance to the house from the side parking area. To the rear and north side of the property much of the land slopes steeply and comprises woodland intersected with a network of paths. Furthest from the house on the north side an orchard area has been created. Also within the grounds is a large workshop/garden store.

### Services

The property has mains electricity connected. Water is via a private spring-fed supply shared with the adjacent Ravenstone Hotel. Drainage is similarly to a private drainage system, again shared with the hotel. Space heating and water heating are provided by the oil-fired combi boiler. The gas stove in the lounge is supplied by bottled propane gas.

### Council Tax

The Valuation Office website identifies the property as being within Council Tax Band 'E'. The Allerdale Borough Council website Council Tax payable for Bassenthwaite on Band E as being £1,900.47 for the year 2014/15.

### Offers

All offers should be made to the Agents, Edwin Thompson LLP

### Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP.

Ref: KF1069





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