



## Underskiddaw

**£535,000**

Red House Lodge  
Underskiddaw  
Keswick  
CA12 4PY

A charming tastefully modernised detached sandstone built former lodge located at the foot of Skiddaw only two miles from Keswick with a truly stunning front panoramic Lakeland fell vista and providing exceptionally well appointed accommodation including three double bedrooms.

Property Ref: KW0051

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Living Room



Bedroom Two



Bedroom Three

**Description** A charming tastefully modernised detached sandstone built former lodge located at the foot of Skiddaw only two miles from Keswick with a truly stunning front panoramic Lakeland fell vista and providing exceptionally well appointed accommodation including three double bedrooms. Internal viewing is highly recommended.

#### Accommodation

##### Ground Floor

**Living Room** 14' 10" x 11' 8" (4.52m x 3.56m) With windows to two elevations, recessed feature fireplace with wood burning stove on marble hearth, two radiators, open plan to

**Dining Room** 13' 10" x 10' 2" (4.22m x 3.1m) With windows to two elevations, radiator, recessed ceiling spot lights.

**Inner Hall** With Radiator.

**Kitchen** 11' 2" x 10' 3" (3.4m x 3.12m) With a stylish range of fitted base and wall units including pelmet lighting, single drainer sink unit with mixer tap, integrated electric hob, oven, canopied extractor unit, dishwasher, fridge and freezer, radiator, recessed ceiling spot lights.

**Rear Hall** With radiator, external door, built in cupboard with water tank and central heating boiler.

For a Viewing Call 01768 741741



Living Room



Dining Room



Dining Room



Bathroom



En-Suite Bathroom

**Bedroom One** 10' 4" x 10' 2" (3.15m x 3.1m) Double bedroom with radiator.

**Bedroom Two** 11' 2" x 10' 9" (3.4m x 3.28m) Double bedroom with radiator.

**Bedroom Three** 11' 1" x 10' 3" (3.38m x 3.12m) Master double bedroom with windows to two elevations, radiator.

**En-suite Shower Room** 7' 5" x 5' 3" (2.26m x 1.6m) With quadrant shower cubicle, WC, vanity wash hand basin, ceramic wall tiling, tiled floor, heated towel rail, recessed ceiling spot lights.

**Bathroom** 8' 2" x 5' 5" (2.49m x 1.65m) With panelled bath including shower mixer with rinser, WC, vanity wash hand basin, ceramic wall tiling, tiled floor, heated towel rail, recessed ceiling spot lights.

**Outside** Surrounding gardens comprising an extensive lawn, gravelled driveway and parking spaces, gravelled pathways, external store with double entrance doors.

**Detached Garage** 13' 3" x 10' 10" (4.04m x 3.3m) With two side windows, electric light and power, two internal store rooms.

**Services** Private water supply. Mains electricity. Septic tank drainage. Oil fired central heating to radiators. Sealed unit double glazing.

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Kitchen



Kitchen View



Bedroom One



Garage



Side Elevation

**Tenure** Freehold.

**Holiday Letting Use** The present owners have been successfully using the property for holiday lettings managed locally by Sally's Cottages. Further information is available on request. The furniture and contents are available to purchase by separate negotiation.

**Council Tax** Band E.

**Adjacent Residential Development** Planning consent for residential development has been approved at the adjacent property which formerly comprised the Keswick Garden Centre. The planning reference is 7/2019/2305.

**Directions** From Keswick town centre proceed onto the A591 towards Applethwaite and Red House Lodge is situated on the right after approximately two miles. Turn first right into the access entrance immediately after Red House Lodge where sign posted to Oakfield House. The driveway entrance to Red House Lodge is located on the right.

**Viewings** By appointment with Hackney & Leigh's Keswick office.

**Price** £535,000.

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Bedroom One



Bedroom Two



Total area: approx. 90.0 sq. metres (968.9 sq. feet)

For illustrative purposes only. Not to scale.

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.