



Portinscale

**£650,000
Offers Over**

Lonnin Garth
Portinscale
Keswick
CA12 5RS

A charming Edwardian cottage style detached seven bedroom house occupying an extensive mature garden site conveniently situated two miles from Keswick and half a mile from Portinscale with panoramic Lakeland fell views including Walla Crag and the Borrowdale and Newlands valleys.

Property Ref: KW0050

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Living Room



Hall



Staircase

Description A charming Edwardian cottage style detached seven bedroom house occupying an extensive mature garden site conveniently situated two miles from Keswick and half a mile from Portinscale with panoramic Lakeland fell views including Walla Crag and the Borrowdale and Newlands valleys.

This substantial residence is steeped in history having originally been commissioned in 1905 by the Lakeland conservationist and poet Canon Rawnsley, a co-founder of the National Trust, and is featured in the D.C. Thompson poem "At Lonnin Garth by Portinscale" as published in the 1922 edition of Oxford Poetry. Lonnin Garth is included in the 1912 edition of Country Cottages and Weekend Homes by J.H. Elder-Duncan.

Accommodation

Ground Floor

Canopied Entrance Porch

Vestibule With quarry tiled floor.

Hall With exposed beams, two radiators.

Living Room 20' 5" x 13' 0" (6.22m x 3.96m) Plus 8'3" x 7'2" A spacious L shaped reception room with adjoining snug area, windows to three elevations, feature period fireplace, exposed beams, two radiators, external door leading to

Canopied Smoking Porch

For a Viewing Call 01768 741741



Family Room

Dining Room 20' 1" x 10' 7" (6.12m x 3.23m) With windows to two elevations, radiator, open plan to

Kitchen 14' 0" x 8' 2" (4.27m x 2.49m) With fitted base and wall units, single drainer stainless steel sink unit with mixer tap, ceramic wall tiling, integrated fridge and dish washer, Nobel stove.

Utility Room 7' 10" x 4' 5" (2.39m x 1.35m) With sink unit.

Rear Porch

Adjoining Store 20' 10" x 9' 2" (6.35m x 2.79m)

WC

First Floor

Landing With walk in cupboard.

WC With WC and wash hand basin.

Bedroom One 13' 2" x 11' 3" (4.01m x 3.43m) With windows to two elevations, radiator, wash hand basin, two built in cupboards.

Bedroom Two 14' 3" x 8' 6" (4.34m x 2.59m) With windows to three elevations, radiator, built in cupboard, En-suite shower with WC, wash hand basin and heated towel rail.

Bathroom 9' 0" x 4' 11" (2.74m x 1.5m) With WC, wash hand basin, panelled bath with shower over, ceramic wall tiling, heated towel rail, recessed ceiling spot lights.



Living Room



Kitchen



Kitchen



Bathroom

Family Room 22' 4" x 13' 2" (6.81m x 4.01m) Maximum A spacious L shaped first floor reception room with feature fireplace, two radiators, double doors leading to

Adjoining Study 8' 10" x 7' 4" (2.69m x 2.24m)

Bedroom Three 16' 2" x 7' 5" (4.93m x 2.26m) With radiator.

Bedroom Four 11' 0" x 9' (3.35m x 2.74m) With windows to two elevations, radiator.

Bathroom 7' 10" x 5' 5" (2.39m x 1.65m) With WC, wash hand basin, panelled bath, ceramic wall tiling, radiator.

Rear Hall With external door to rear garden.

Second Floor

Landing With built in cupboard.

Bedroom Five 12' 4" x 8' 1" (3.76m x 2.46m) With radiator, wash hand basin, built in cupboard, En-suite shower with WC.

Bedroom Six 11' 1" x 8' 6" (3.38m x 2.59m) With radiator, En-suite shower with wash hand basin.

Bedroom Seven 12' 1" x 10' 2" (3.68m x 3.1m) With radiator, wash hand basin, built in cupboard, En-suite shower with WC and heated towel rail.



Side Elevation

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Dining Room



Bedroom



Bedroom



Bedroom



Bedroom

Outside Extensive surrounding mature gardens comprising lawns with established shrubs, trees and orchard, patios, driveway entrance and parking spaces

Detached Garage 19' 1" x 9' 2" (5.82m x 2.79m)

Services Mains water, electricity and gas. Septic tank drainage. Gas central heating to radiators.

Tenure Freehold.

Council Tax Band G

Directions From Keswick town centre proceed onto the A66 towards Cockermouth and after passing the sign post on the left to Portinscale turn immediately right onto the access road where Lonnin Garth is situated on the left.

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

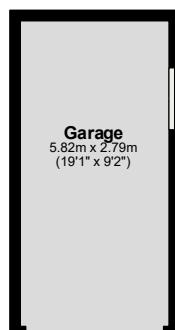
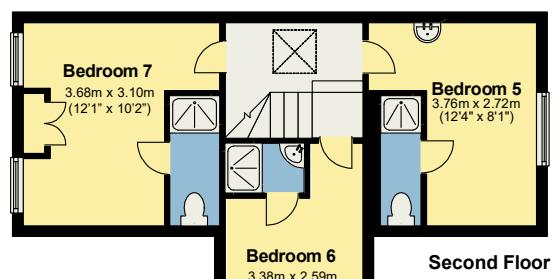
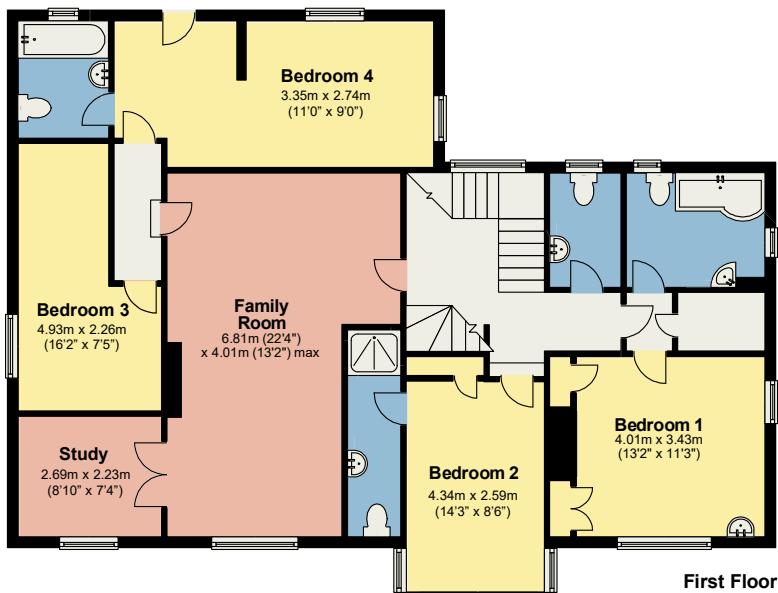
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Price Offers over £650,000 invited.

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Garden



Total area: approx. 294.3 sq. metres (3168.1 sq. feet)

For illustrative purposes only. Not to scale.

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