



Portinscale

£369,000

Old Forge
Howe Lane
Portinscale
Keswick
CA12 5RW

A tastefully appointed four bedroom terraced house pleasantly situated on a side road in Portinscale village with the benefit of an open rear aspect and fell views. Portinscale village is conveniently located off the A66 less than two miles west of Keswick in a delightful rural setting by the fells.

Property Ref: KW0055

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Living Room



Living/ Dining Kitchen



Living Room

Description A tastefully appointed four bedroom terrace house pleasantly situated on a side road in Portinscale village with the benefit of an open rear aspect and fell views. Portinscale village is conveniently located off the A66 less than two miles west of Keswick in a delightful rural setting by the fells and provides a range of local amenities including two marinas, village hall and café/restaurant.

Accommodation

Ground Floor

Entrance Hall With radiator, understairs recess.

Living Room 14' 7" x 12' 6" (4.44m x 3.81m) With contemporary glazed fronted living flame gas fire, vertical designer radiator, open plan to

Dining Kitchen 19' 1" x 11' 7" (5.82m x 3.53m) With a modern range of fitted base and wall units including pelmet lighting, breakfast bar, single drainer stainless steel sink unit with mixer tap, integrated gas job, electric oven, extractor unit, fridge, freezer and dish washer, part ceramic wall tiling, radiator, open plan to dining area.



Kitchen

Utility Room With radiator, plumbing for washing machine, external door to rear yard.

WC With WC, wash hand basin, radiator.

First Floor

Landing

Bedroom One 19' 3" x 9' 6" (5.87m x 2.9m) Overall Front bedroom with two windows to the front elevation providing views to Skiddaw and Latrigg, radiator.

Bedroom Two 11' 1" x 10' 0" (3.38m x 3.05m) Rear bedroom with views towards Whinlatter, radiator, built in cupboard.

Bedroom Three 10' 1" x 7' 7" (3.07m x 2.31m) Rear bedroom with views towards Whinlatter, radiator.

Shower Room 7' 6" x 4' 7" (2.29m x 1.4m) With large shower cubicle, WC, wash hand basin, ceramic wall tiling, heated towel rail, recessed ceiling lights.



Kitchen



Kitchen



Dining Kitchen



Bedroom



View

Second Floor

Landing

Bedroom Four 12' 11" x 9' 7" (3.94m x 2.92m) Rear bedroom with radiator, two roof windows with views over to Whinlatter, recessed ceiling lights, built in storage cupboards.

En-suite Bathroom 8' 8" x 5' 2" (2.64m x 1.57m) With oval shaped bath including shower attachment, WC, wash hand basin, ceramic wall tiling, heated towel rail, roof window, recessed ceiling lights.

Outside Front lawned garden and pathway, parking spaces for two cars, adjacent garage with up and over door, self contained rear courtyard with decked terrace, paved patio, external lighting and brick built barbecue.

Services Mains water, gas, electricity and drainage. Gas central heating to radiators. Double glazing.

Tenure Freehold.



Bedroom



Bedroom



Bedroom



Front Elevation



Rear Elevation

Council Tax Band D.

Flooding The property was flooded in 2009 and 2015.

Directions From Keswick proceed on the A66 towards Cockermouth and turn left where sign posted to Portinscale then turn left before the Farmers Arms public house and continue past the village hall. The property is located in the row of houses on the left.

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

Price £369,000.

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

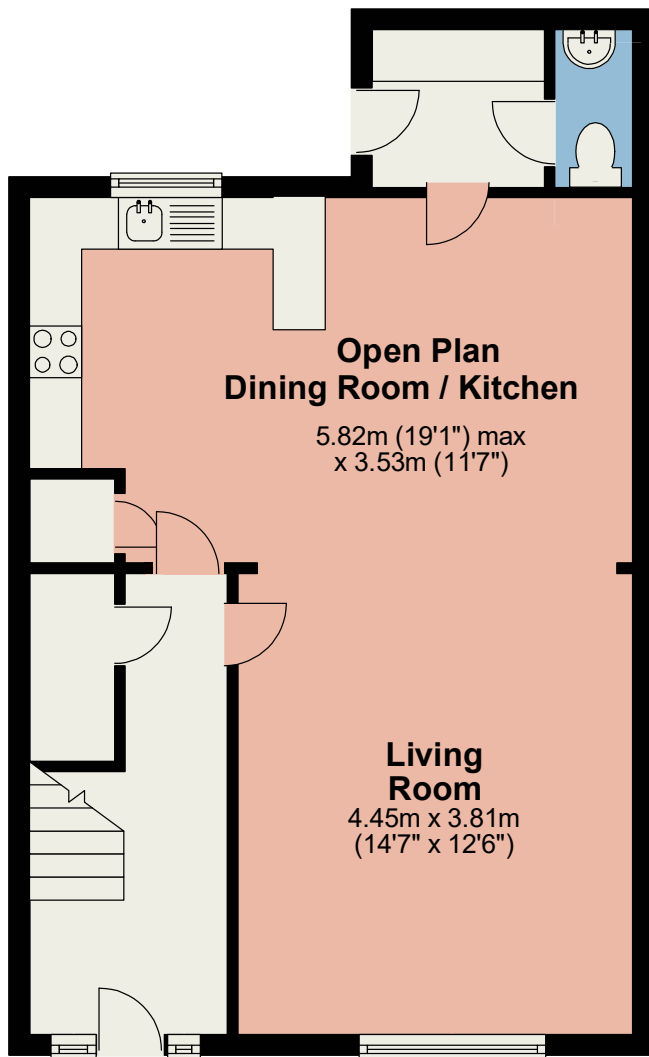
For a Viewing Call 01768 741741



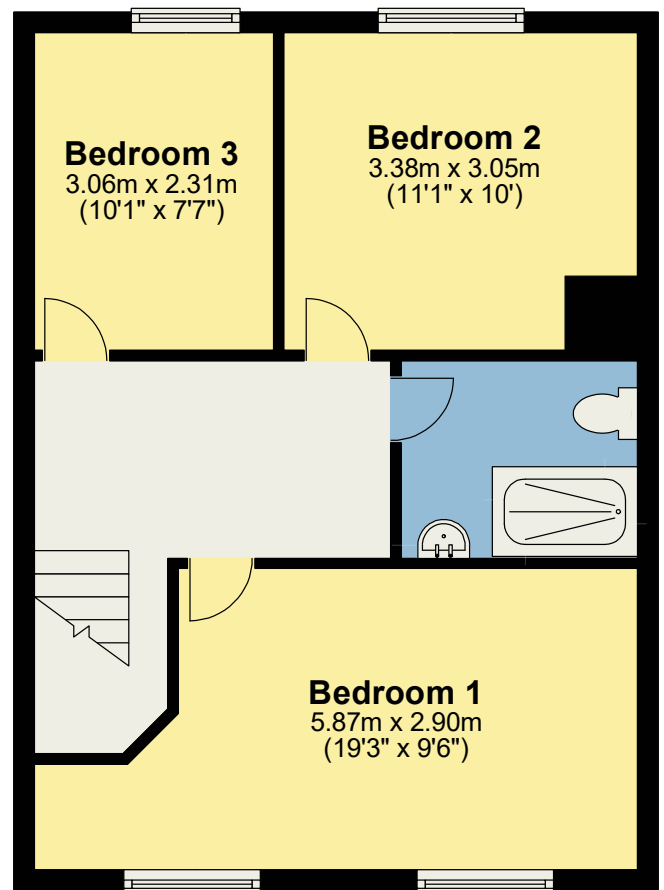
Shower Room



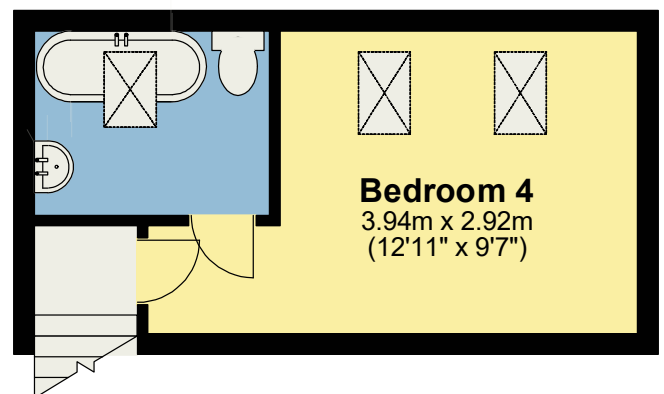
Bathroom



Ground Floor



First Floor



Second Floor

Total area: approx. 114.8 sq. metres (1236.0 sq. feet)

For illustrative purposes only. Not to scale.

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