

PFK

The Conservatory 1 Oakfield House, Underskiddaw, Keswick, Cumbria CA12 4QA

Guide Price: £500,000





LOCATION

Situated around three miles from Keswick town centre, Millbeck is a delightful hamlet sitting at the foot of Skiddaw with breathtaking views towards Lake Derwentwater, the northern fells and towards Borrowdale. Keswick is a bustling market town with a good range of amenities including a variety of shops, hotels, restaurants, pubs and other tourist related businesses and facilities, good schools (both primary and secondary), together with the renowned Theatre by the Lake. Only a short distance from the A66 to Cockermouth and Penrith and the A591 towards Carlisle. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

PROPERTY DESCRIPTION

A rare opportunity to acquire a ground floor apartment, the Conservatory makes up part of the prestigious residence known as Oakfield House. A most deceptively handsome property with an abundance of character, whilst retaining many original features, the apartment has been sympathetically modernised to provide a comfortable living space. Light and deceptively spacious, with high ceilings and exposed stonework in many of the rooms, the property is currently utilised as a successful holiday let, but would make an ideal primary or second home.

Entering the property into the conservatory with a dining area and modern fully fitted kitchen providing stunning views to the front elevation, sandstone steps lead to a grand living room with full length windows with original shutters, taking in the panoramic views of the Lake District fells towards Lake Derwentwater, and the lovely feature fireplace as a focal point with white marble surround housing a wood burning stove. The hallway incorporates a cloakroom and gives access to the grand communal hall of the main house with access door to the front. Stairs lead down to the two ensuite bedrooms, with the generous principal bedroom with feature fireplace and dressing room, with the utility/laundry room also on this floor with external access.

The communal garden areas are outstanding with panoramic views to enjoy whilst sitting out, with plenty of space for alfresco dining, together with a designated barbecue area. There is an abundance of colour with lawns and mature borders which are maintained and also a pond within the grounds.

ACCOMMODATION

Kitchen/Dining Room

4.13m x 5.53m (13' 7" x 18' 2") A fantastic, light and airy room with exposed stonework and tiled flooring, wall mounted electric heater, windows to two walls, three Velux rooflights and glazed door leading out to the garden.

The dining area has ample room to accommodate a dining table and enjoys breathtaking views towards the Lakeland fells.

The kitchen area is fitted with a range of wood, wall, base and glass fronted display units with complementary work surfacing incorporating 1.5 bowl composite sink and drainer unit with mixer tap. Integrated appliances including dishwasher, fridge freezer with water dispenser, Siemens induction hob with extractor over, with separate eye level microwave, oven and grill. Sandstone steps lead up to the living room with glazed door with glazed panes over, giving access.

Living Room

6.58m x 5.93m (21' 7" x 19' 5") An impressive, grand reception room with high ceiling and decorative coricing, two front aspect floor to ceiling windows with original panel shutters, enjoying stunning Lakeland views. Feature marble fireplace housing a wood burning stove, wall mounted lighting and two electric storage heaters.

Entrance Hallway

3.26m x 1.96m (10' 8" x 6' 5") With stairs to the lower ground floor, electric storage heater and door to the cloakroom/WC. Access door to a grand communal hallway area (original entrance to Oakfield House). This hallway area has wooden flooring, stairs to further apartments and the original wooden door which takes you to the rear/car parking area of the main house.

Cloakroom/WC

1.00m x 1.36m (3' 3" x 4' 6") Fitted with low level WC and pedestal wash hand basin with tiled splashback.

LOWER GROUND FLOOR HALLWAY

With large storage cupboard, understairs storage cupboard and further lockable cupboard, exposed stonework and wall mounted heater.

Principal Bedroom

4.45m x 5.95m (14' 7" x 19' 6") A fabulous, spacious double bedroom enjoying superb Lakeland views from the front aspect window. With cast iron feature fireplace in wood surround, exposed stonework, wall mounted lighting, feature, illuminating stained glass window, electric panel radiator, door to dressing room and door to ensuite.

Dressing Room

1.94m x 1.93m (6' 4" x 6' 4") With fitted, mirror fronted wardrobes to one wall with hanging rail, shelving and drawer space.

Ensuite Bathroom

1.94m x 3.17m (6' 4" x 10' 5") Fitted with four piece suite comprising large tiled shower cubicle with mains shower, bath with central mixer tap, WC and wash hand basin with mirror, light and shaver socket over. Part tiled walls and tiled flooring, inset ceiling spotlights, extractor fan and contemporary, vertical heated towel rail.

Bedroom 2

3.39m x 3.15m (11' 1" x 10' 4") A side aspect double bedroom with wall mounted electric panel radiator.

Ensuite Shower Room

1.52m x 1.64m (5' 0" x 5' 5") Fitted with three piece suite comprising tiled, corner shower cubicle with Mira Sport electric shower, low level WC and wash hand basin in vanity unit with illuminating mirror over. Part tiled walls and tiled flooring, vertical heated chrome towel rail, wall heater and extractor fan.

Utility/Laundry Room

4.57m x 2.66m (15' 0" x 8' 9") Fitted with stainless steel sink and drainer unit with wall mounted cupboards over, plumbing for under counter washing machine and cupboard housing the hot water cylinder. Wall mounted electric panel radiator, tiled flooring and part glazed stable style door leading out to the side garden.

EXTERNALLY

Gardens and Parking

The property benefits from an allocated parking space.

There is an extensive communal garden area from where to enjoy the breathtaking Lakeland views, offering an abundance of colour with rhododendrons and mature borders. There are expansive lawned areas with patio seating areas and landscaped pond, with a separate lawned garden area for use by any guests.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC

The tenure is leasehold.
The EPC rating is F.

Leasehold Information

The property is leasehold with the lease being granted in January 1995 for a period of 999 years. The fixed annual maintenance charge from Oakfield house (property and gardens general maintenance, sewer tank, communal electrical charges, insurance) is £2511 per year. Further supplements are paid as and when work requires to be carried out to the communal area or buildings and this is discussed through the management committee.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

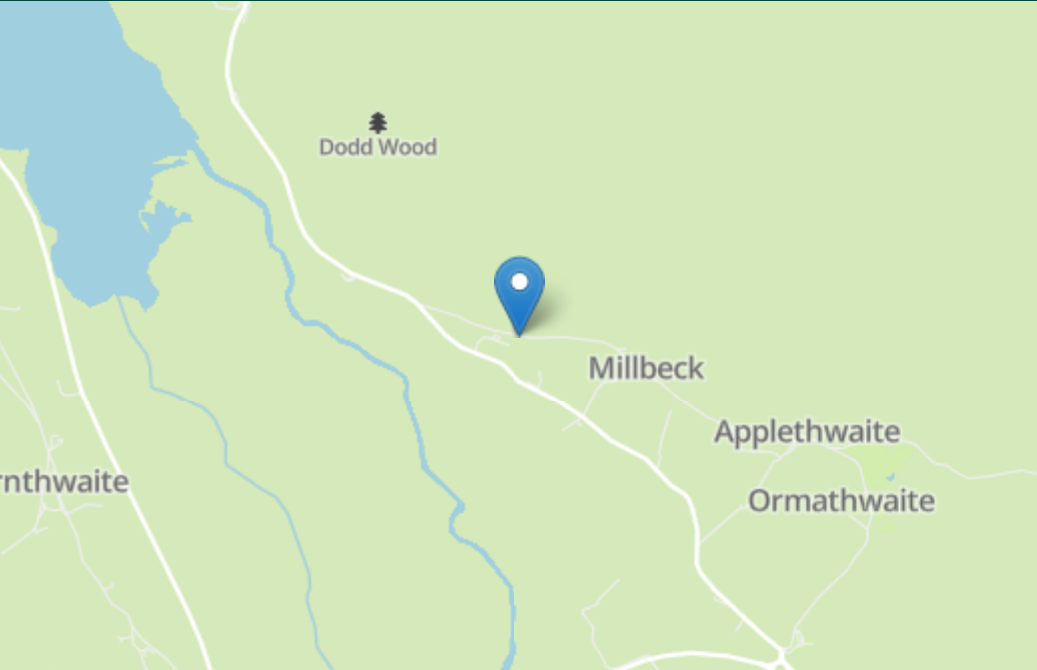
SALE DETAILS

Mains electricity, water and septic drainage. Electric storage heating and partial double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

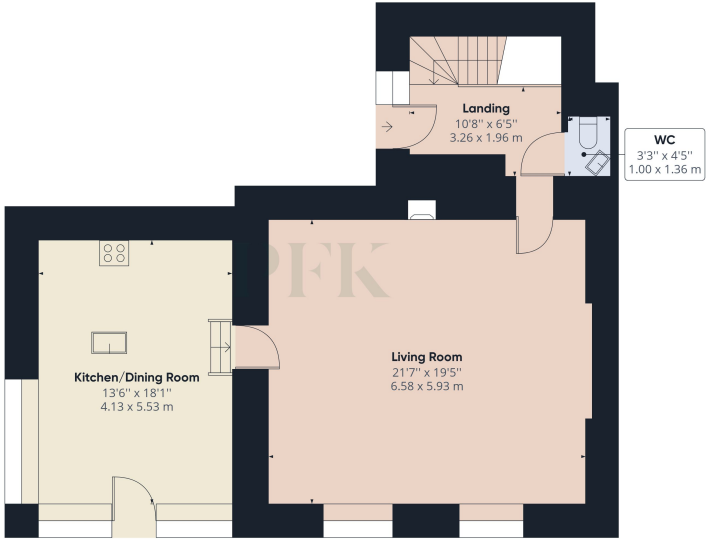
Viewing: Through our Keswick office, 017687 74546.

Directions: From PFK office, head out of Keswick towards the A66 via High Hill. Upon reaching Crosthwaite Road roundabout, take the second exit signposted Carlisle and continue on to the A591. Take the right hand turn signposted Millbeck and proceed along this road, turning left at the T junction. Continue on this road along where the property is situated on the left hand side signposted Oakfield House.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



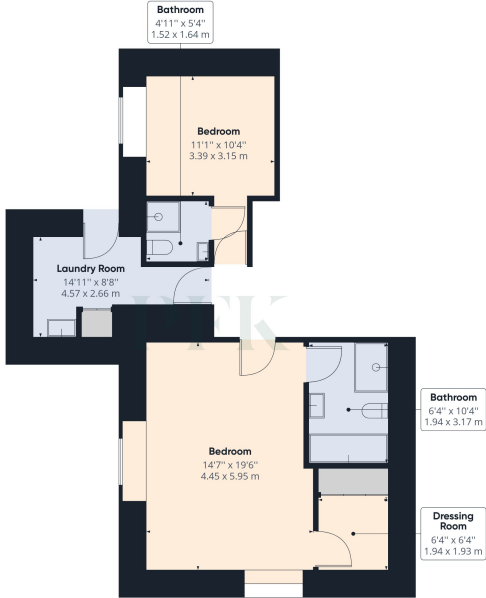
PFK

Approximate total area⁽¹⁾
787.63 ft²
73.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
668.86 ft²
62.14 m²

(1) Excluding balconies and terraces

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