



**Sandburne, Chestnut Hill, Keswick, CA12 4LS**

Guide Price **£1,250,000**

**PEK**

# Sandburne, Chestnut Hill

## The Property:

Sandburne and Sandburne Cottage is an exceptional Georgian residence combining timeless elegance with generous, versatile living space. This impressive seven bedroom home (three ensuite) has been thoughtfully and tastefully restored by the current owner, preserving its character while introducing modern comforts. Occupying an elevated position on Chestnut Hill, just moments from the centre of Keswick, the property enjoys breathtaking panoramic views across the surrounding Lake District fells, particularly from the rear elevation. The beautifully proportioned accommodation blends period charm with contemporary convenience. The welcoming entrance hallway features a wood burning stove, setting the tone for the warmth and character found throughout. Two elegant reception rooms boast striking statement fireplaces, while the principal living room is enhanced by a delightful feature bay window framing picturesque garden and fell views. To the front of the property, the kitchen/breakfast room enjoys a box bay window and provides an inviting space for family life and entertaining.

The first floor offers a spacious open study area, two double bedrooms with ensuite facilities, a family bathroom and an additional WC. The second floor provides two further bedrooms (one ensuite) along with a useful storage/laundry room, ensuring practicality matches the scale of the home.



## Sandburne, Chestnut Hill

### The Property continued.....

Sandburne Cottage, currently separate but historically incorporated into the main house in 1951, presents exciting potential. Subject to the necessary consents, it could easily be reintegrated to create a substantial single residence. The cottage comprises a generous hallway, rear conservatory, kitchen, living room and WC on the ground floor, with three bedrooms and a modern bathroom above.

This is a rare opportunity to acquire a distinguished period home in one of the Lake District's most desirable settings, offering both refined living and remarkable flexibility.

- **Panoramic Lakland fell views**
- **Council Tax: Band E**
- **Extensive gardens and grounds**
- **Garage and multiple parking**
- **Tenure: Freehold**
- **EPC rating D**
- **Traditional property and features**





## Sandburne, Chestnut Hill

### Location & Directions:

Situated within Keswick town centre in the heart of the Lake District National Park. Within the town there are a wide range of amenities and entertainment including the renowned Theatre by the Lake, library, post office, supermarkets, churches and schools. Access via major A-roads provides easy commutes to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6).

### Directions

The property can easily be located using postcode CA12 4LS or can otherwise be found using what3words location [///spotty.printout.branch](https://www.what3words.com/#!/spotty.printout.branch)



## ACCOMMODATION

### SANDBURNE HOUSE

#### Entrance Hallway/Snug

13' 0" x 20' 4" (3.96m x 6.20m)

Window to front aspect, feature wood burning stove, stairs to first floor, understairs cupboard and a radiator.

#### Living Room

16' 6" x 15' 6" (5.04m x 4.72m)

Large bay window with stunning views of the Lakeland fells, open fire set on slate hearth, arched window to side aspect and two radiators.

#### Dining Room

14' 8" x 13' 3" (4.46m x 4.03m)

Window to rear aspect, feature electric fire set on slate hearth and a radiator.

#### Kitchen

13' 1" x 13' 7" (4.00m x 4.13m)

Bay window to front aspect, range of matching wall and base units with complementary worktop, breakfast bar, space for dishwasher, stainless steel sink and drainer with mixer tap. Range cooker, space for fridge freezer and a radiator.



## FIRST FLOOR

#### Study

13' 1" x 10' 9" (4.00m x 3.27m)

Dual aspect windows to front and side aspect, alcove storage cupboards and a radiator.

#### Bedroom 1

11' 9" x 15' 6" (3.57m x 4.73m)

Large bay window to rear aspect with panoramic fell view, feature window seat to side aspect with views towards Skiddaw, feature cast iron fire and a radiator.



### Ensuite Shower Room - Bedroom 1

4' 7" x 8' 11" (1.40m x 2.72m)

Shower cubicle with mains shower, WC, wash hand basin set in vanity unit and a heated towel rail.

### Bedroom 2

9' 9" x 13' 3" (2.98m x 4.03m)

Window to rear aspect, feature cast iron fire and a radiator.

### Ensuite Shower Room Bedroom 2

4' 1" x 7' 8" (1.24m x 2.34m)

Shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.

### Inner Hallway/Landing

8' 6" x 15' 8" (2.58m x 4.78m)

Stairs to second floor, understairs cupboard and a radiator.

### WC

4' 6" x 3' 1" (1.37m x 0.94m)

Window to side aspect, WC and a radiator.

### Bathroom

6' 11" x 9' 1" (2.12m x 2.78m)

Window to front aspect, bath with shower attachment, wash hand basin set in vanity unit and a heated towel rail.

## SECOND FLOOR

### Landing

5' 11" x 6' 9" (1.81m x 2.07m)

### Bedroom 3

16' 11" x 15' 7" (5.15m x 4.76m)

Box bay window to rear aspect with fell views, feature wooden beams, Velux window and a radiator.

### Bedroom 4

8' 0" x 15' 5" (2.43m x 4.70m)

Window to front aspect and a radiator.



**Ensuite** Shower Room – Bedroom 4

4' 11" x 7' 5" (1.50m x 2.27m)

Shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.

**Attic Room**

12' 7" x 15' 0" (3.83m x 4.57m)

Fitted cupboard housing the boiler, under eaves storage and a radiator.

**ACCOMMODATION**

**SANDBURNE COTTAGE**

**Sandburne Cottage – Entrance Hallway**

7' 2" x 6' 2" (2.19m x 1.88m)

Electric heater.

**Sandburne Cottage – Living Room**

16' 1" x 10' 10" (4.89m x 3.30m)

Bay window to rear aspect with fell views, electric fire set on stone hearth and an electric storage heater.

**Sandburne Cottage – Kitchen**

7' 2" x 14' 7" (2.18m x 4.44m)

Two windows to front aspect, range of matching wall and base units with complementary worktop, electric hob with extractor over, double oven, integrated fridge freezer, composite sink and drainer with stainless steel mixer tap and integrated dishwasher.

**Sandburne Cottage – Hallway**

16' 1" x 9' 0" (4.90m x 2.74m)

Stairs to first floor, understairs cupboard and electric heater.

**Sandburne Cottage – WC**

3' 7" x 3' 4" (1.09m x 1.02m)

Window to conservatory, WC and wash hand basin.

**Sandburne Cottage – Sunroom**

10' 3" x 10' 8" (3.12m x 3.26m)

External doors, stunning views of gardens and Lakeland fells, electric heater.



## FIRST FLOOR

### Sandburne Cottage - Bedroom 1

12' 10" x 10' 10" (3.90m x 3.30m)

Window to rear aspect with Lakeland fell views, feature cast iron fireplace and an electric heater.

### Sandburne Cottage - Bedroom 2

11' 3" x 10' 10" (3.43m x 3.30m)

Window to front aspect, feature cast iron fireplace, wooden beam and electric heater.

### Sandburne Cottage - Bathroom

8' 7" x 5' 0" (2.61m x 1.52m)

Bath with electric shower over, WC and wash hand basin set in vanity unit and a heated towel rail.

### Sandburne Cottage - Bedroom 3

6' 11" x 10' 6" (2.11m x 3.19m)

Two windows to front aspect and an electric heater.





## EXTERNALLY

### Garden

Externally, the grounds are as captivating as the interior. The landscaped gardens are thoughtfully zoned, including an enclosed walled kitchen garden, expansive lawns interwoven with pathways and terraces ideal for enjoying the spectacular views, and a more natural wild area with mature trees and vibrant rhododendrons.

### Garage

Single Garage

Electric door with light and power, door to the side aspect. Alongside the garage, there is ample space on a gravelled/tarmac area for multiple cars.





Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

3279 ft<sup>2</sup>  
304.7 m<sup>2</sup>

**Reduced headroom**

64 ft<sup>2</sup>  
6 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**ADDITIONAL INFORMATION**

**Referral & Other Payments**

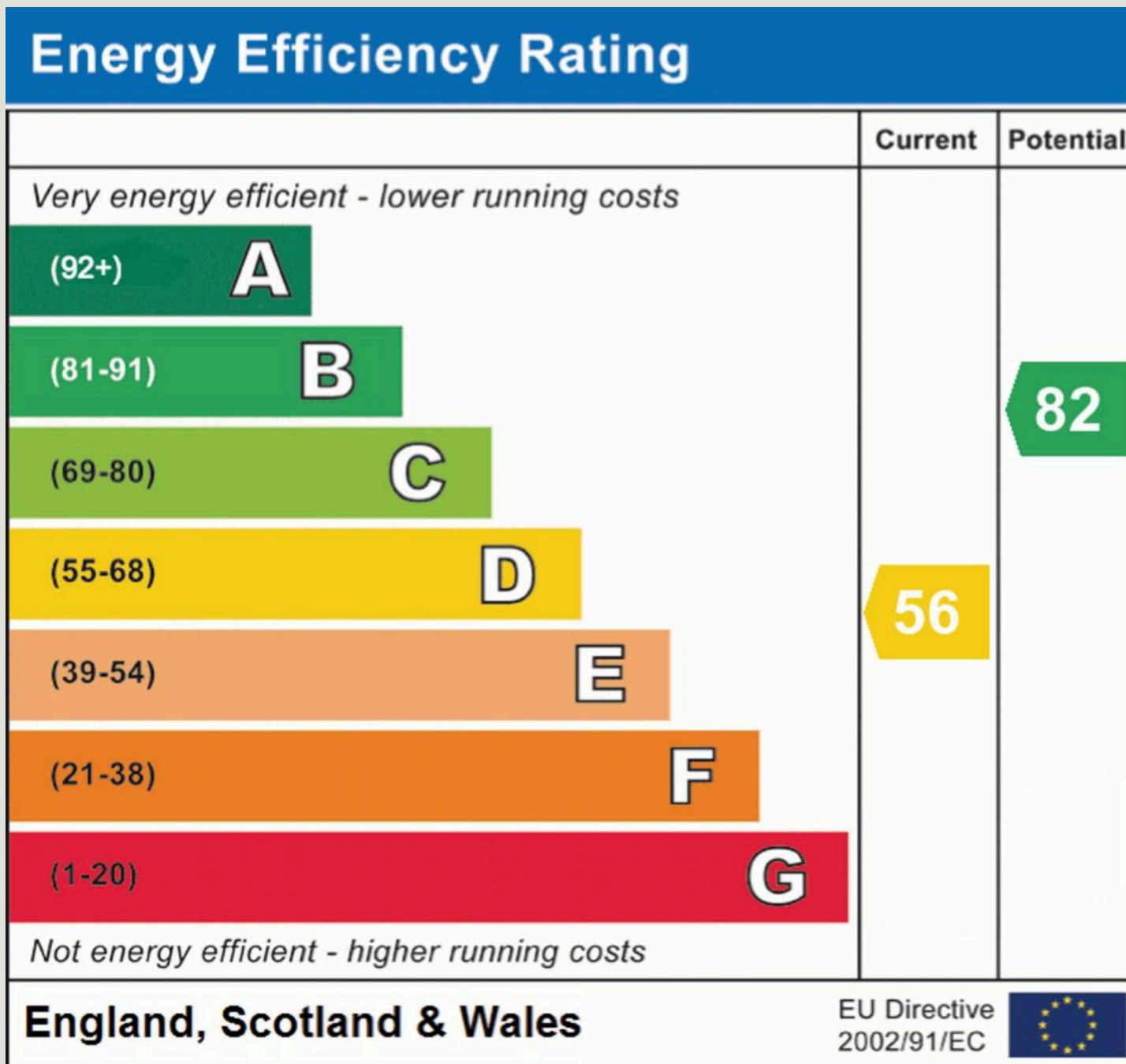
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

**Services**

Mains electricity, gas and water; gas central heating in the main house; double glazing installed throughout. The cottage has modern electric storage and panel heaters. Drainage is via Environmentally friendly water treatment centre serviced twice a year. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Please note the EPC grid shows the ratings for Sandburne. The ratings for Sandburne Cottage are 57/84**





## PFK Estate Agency Keswick

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