



10 Lonscale View, Keswick, CA12 4LP

Guide Price **£595,000**

PFK

10 Lonscale View

The Property:

A deceptively spacious three bedroom detached home, ideally positioned in an elevated setting within a quiet cul-de-sac, just a short walk from Keswick town centre and its excellent local amenities. The property enjoys outstanding views towards Latrigg and has been thoughtfully modernised by the current owners.

Externally, the home benefits from ample offroad parking, along with attractive patio seating areas that make the most of the stunning Lakeland fell views to both the front and rear, perfect for relaxing or entertaining.

The well presented accommodation briefly comprises an inviting entrance hall, two versatile reception rooms, and a contemporary high gloss kitchen, along with a convenient cloakroom/WC on the ground floor. To the first floor are three well proportioned bedrooms, a modern family bathroom.

Finished to a high standard throughout, this is a superb home in a sought after location, and early viewing is highly recommended.





10 Lonscale View

Location & Directions:

Located close to the centre of Keswick in the heart of the Lake District National Park, conveniently positioned for access to the town's excellent amenities including quality restaurants and pubs, shops, cinema and the Theatre by The Lake. Positioned close to the A591 giving easy access to the central and south lakes, and with the A66 close by for access to the M6 and Penrith mainline railway station (around 20 minutes' by car).

Directions

The property can easily be located using postcode CA12 4LP or can otherwise be found using what3words location [///willing.threading.porch](https://www.what3words.com/#!/willing.threading.porch)



- EPC rating D
- Detached
- Tenure: Freehold
- Council Tax: Band E
- Lakeland fell views
- Quiet residential cul de sac
- Close to town centre

ACCOMMODATION

Entrance Hallway

6' 8" x 5' 10" (2.04m x 1.79m)

Stairs to first floor and a radiator.

Living Room

10' 9" x 21' 0" (3.27m x 6.41m)

Dual aspect windows to rear and side, large picture window to front aspect with fell views, feature fireplace with multifuel stove, oak mantel and marble hearth, space for dining table and a radiator.

Sunroom

7' 0" x 8' 8" (2.13m x 2.63m)

Fell views and door to rear.

Kitchen

11' 3" x 9' 2" (3.42m x 2.80m)

Window to rear aspect, door to side aspect, range of gloss matching wall and base units, complementary worktop, induction hob with extractor over, microwave oven, integrated fridge freezer, inset sink with stainless steel mixer tap, integrated dishwasher, underfloor heating and a radiator.

Inner Hallway

3' 5" x 5' 10" (1.05m x 1.78m)

Underfloor heating and door into garage.

Cloakroom/WC

4' 4" x 5' 10" (1.31m x 1.78m)

WC, wash hand basin set in vanity unit, underfloor heating and understairs storage cupboard.

Garage

7' 4" x 11' 10" (2.24m x 3.61m)

Up and over door, plumbing for washing machine, space for tumble dryer and door to rear.



Snug

7' 4" x 11' 10" (2.24m x 3.61m)

Window to front aspect with fell views and a radiator.

FIRST FLOOR

Landing

3' 11" x 6' 6" (1.20m x 1.99m)

Loft hatch and an airing cupboard.

Bedroom 1

10' 7" x 11' 9" (3.23m x 3.57m)

Dual aspect windows to front and side with fell views, fitted wardrobes and a radiator.

Bedroom 2

8' 0" x 11' 9" (2.45m x 3.59m)

Window to front aspect with fell views, fitted cupboard and a radiator.

Bathroom

12' 10" x 5' 7" (3.90m x 1.70m)

Dual obscured windows to rear and side, bath with shower attachment, WC and wash hand basin set in vanity unit, shower cubicle with mains shower and a heated towel rail.

Bedroom 3

9' 3" x 8' 10" (2.83m x 2.69m)

Window to rear aspect and a radiator.





EXTERNALLY

Garden

To the front, the property features a paved driveway alongside a well maintained lawn and patio seating areas. One of the patios is positioned to the rear, set in an elevated spot among colourful, mature shrubs, offering a wonderful space to relax while taking in the surrounding spectacular views.

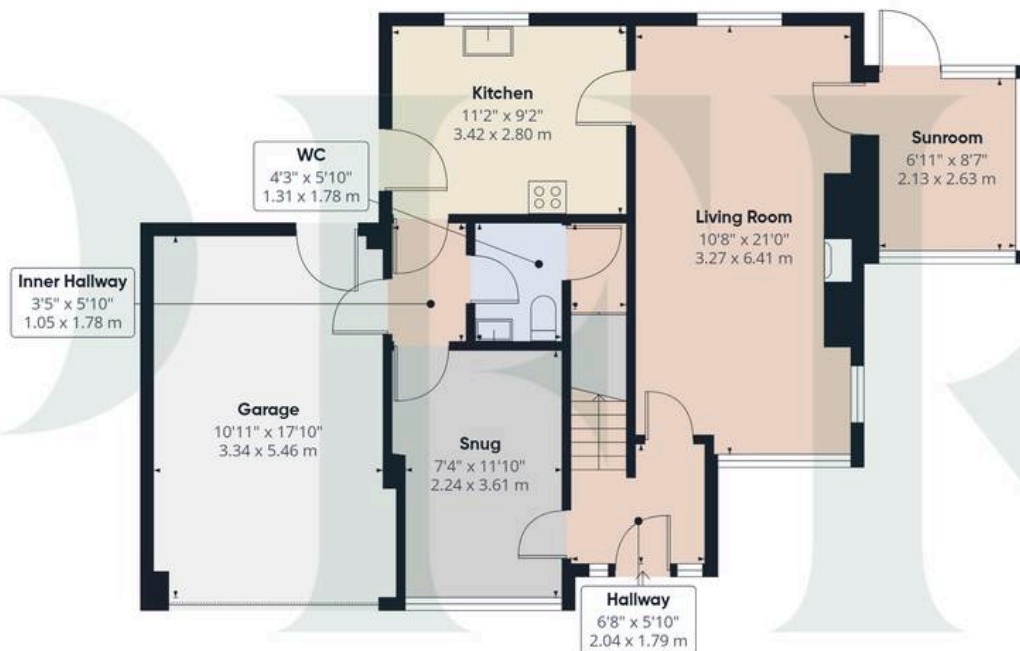
Driveway

2 Parking Spaces

Paved driveway to the front.







Floor 0

Approximate total area⁽¹⁾

1214 ft²

112.8 m²



Floor 1

(1) Excluding balconies and terraces

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

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ADDITIONAL INFORMATION

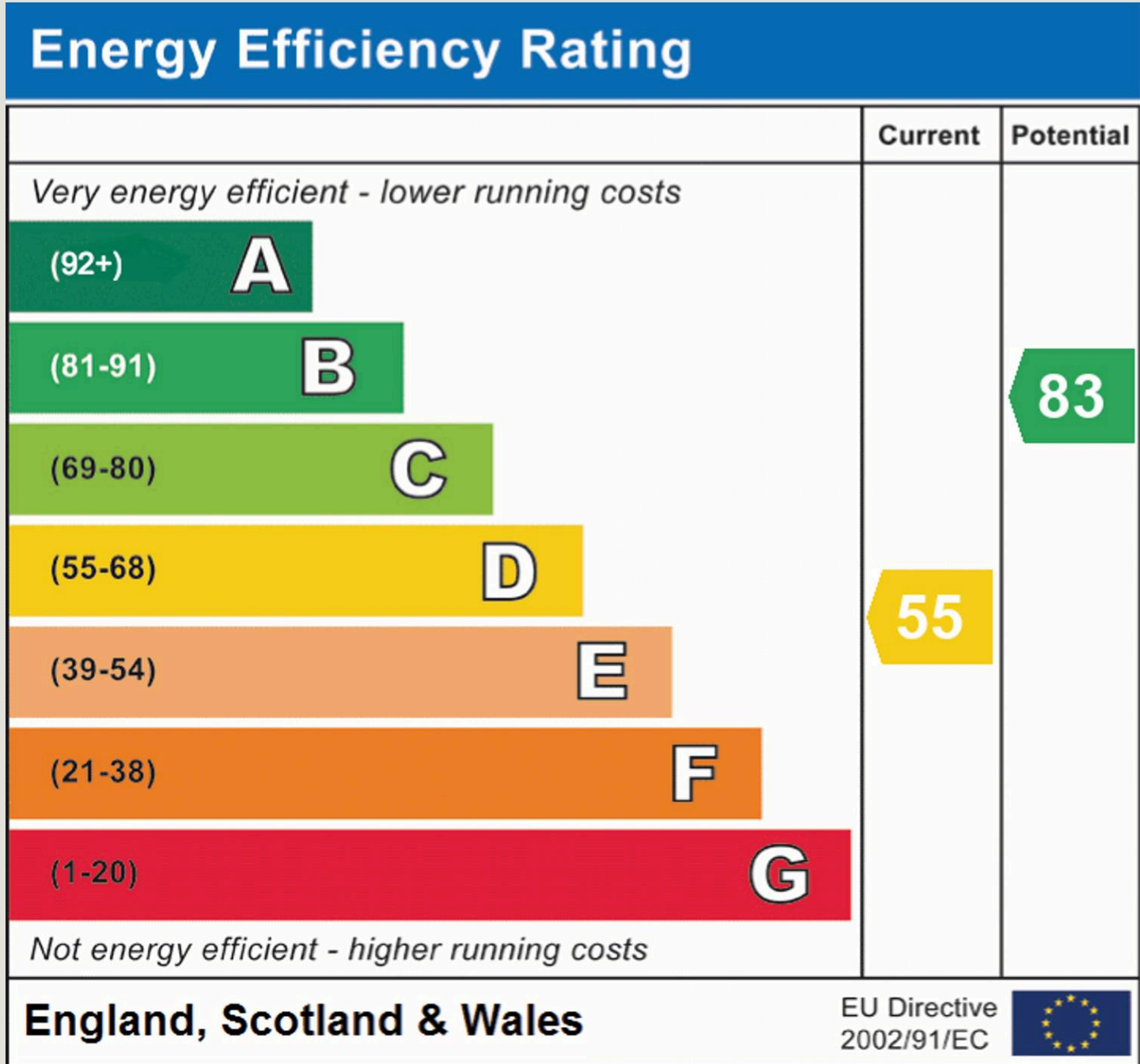
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.





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