



14 Blencathra Street, Keswick, CA12 4HP

Guide Price £535,000

PFK

14 Blencathra Street

The Property:

A well presented traditional Victorian terrace, currently arranged as a charming family home with a successful holiday let to the rear. The annexe benefits from its own private access, making it ideal for continued rental income or perfectly suited for multi-generational living.

Ideally positioned in the heart of the town, the property is just a five minute walk from a full range of amenities, while still enjoying delightful Lakeland fell views from the upper floors. To the rear, there is a courtyard providing an inviting outdoor space and practical storage shed.

The accommodation is thoughtfully arranged over three floors and offers generous living space, including five bedrooms, a study, and two bathrooms, making it a versatile home suited to a variety of lifestyles.





14 Blencathra Street

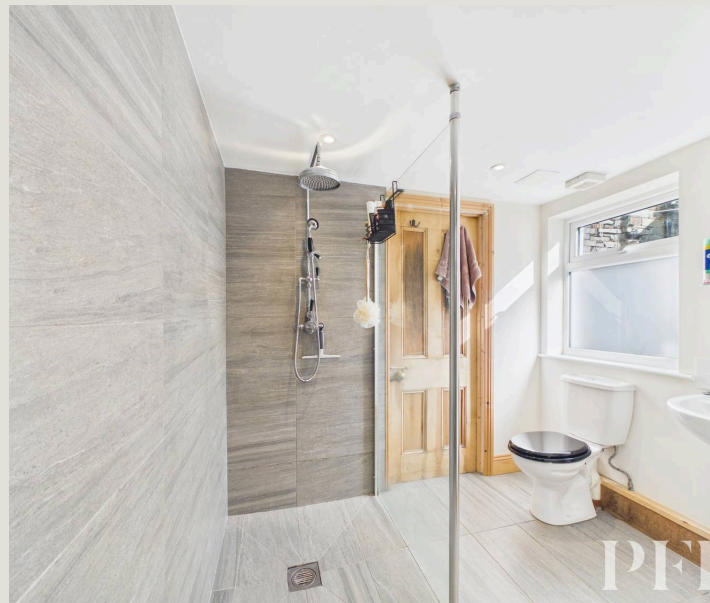
Location & Directions:

Situated within walking distance of Keswick town centre, amongst some spectacular scenery in the heart of the Lake District National Park. Within this bustling market town there is a wide range of amenities and entertainment including the much respected Theatre by the Lake. Access via major A roads provides easy commute to other well known surrounding locations such as Grasmere, Ambleside, Cockermouth and Penrith (M6). For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a main line railway station in Penrith (approx. 18 miles).

Directions

The property can easily be located using postcode CA12 4HP or can otherwise be found using what3words location [///really.daffodils.slings](https://www.what3words.com/#!/really.daffodils.slings)

- **Tenure: Freehold**
- **No chain**
- **EPC rating D**
- **Council Tax: Band D**
- **Five bedrooms**
- **Annexe/holiday let to rear**
- **Lakeland fell views**
- **Town centre**



ACCOMMODATION

Entrance Vestibule

3' 1" x 3' 10" (0.94m x 1.16m)

Door into:-

Entrance Hallway

Radiator and stairs to first floor.

Living Room

15' 6" x 12' 2" (4.73m x 3.71m)

Bay window to front aspect, feature cast iron fireplace with wood burning stove and a radiator.

Kitchen/Dining Room

12' 0" x 16' 8" (3.66m x 5.07m)

Window to rear aspect, range of matching wall and base units, complementary worktop, Belfast sink with stainless steel taps, space for fridge freezer, feature brick fireplace, Rangemaster style cooker, space for dining table, understairs pantry and a radiator.

Rear Porch

3' 7" x 5' 1" (1.09m x 1.55m)

Door to rear yard.

Wet Room

8' 6" x 7' 7" (2.60m x 2.31m)

Obscured window to side aspect, WC, pedestal wash hand basin, mains powered shower and a radiator.

Annexe/Air B&B

Kitchenette

5' 7" x 10' 4" (1.69m x 3.14m)

Door to rear yard, range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, breakfast bar, stairs to first floor and a radiator.



Shower Room

4' 4" x 7' 1" (1.33m x 2.17m)

Obscured window to rear aspect, WC, pedestal wash hand basin, shower cubicle with mains shower and a heated towel rail.

Bedroom/Living Room

16' 2" x 10' 4" (4.93m x 3.14m)

Dual aspect windows to side and rear, loft hatch and a radiator.

FIRST FLOOR

Landing

8' 0" x 3' 1" (2.44m x 0.94m)

Window to rear aspect, stairs to second floor and a radiator.

Inner Landing

Velux window and a cupboard housing the hot water tank and immersion heater.

Bathroom

9' 1" x 7' 9" (2.76m x 2.37m)

Obscured window to side aspect, WC, pedestal wash hand basin, freestanding bath, heated towel rail and a loft hatch.

Bedroom 2/Living Room

11' 11" x 9' 0" (3.64m x 2.74m)

Window to rear aspect and a radiator.

Principal Bedroom

12' 1" x 16' 9" (3.69m x 5.11m)

Dual aspect windows to front with fell views, feature fireplace and a radiator.



SECOND FLOOR

Landing

8' 0" x 3' 1" (2.44m x 0.94m)

Window to rear aspect, fitted storage cupboard and a radiator. Stairs to 3rd floor loft/storage room, boarded with window.

Bedroom 3

11' 10" x 9' 8" (3.61m x 2.94m)

Window to rear aspect, wash hand basin and a radiator.

Bedroom 4

12' 2" x 9' 0" (3.70m x 2.74m)

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

Bedroom 5

8' 6" x 6' 2" (2.59m x 1.88m)

Window to front aspect with fell views and a radiator.

Currently used as a study.

EXTERNALLY

Yard

Rear yard with wooden access gate to rear lane and storage outhouse.





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.
- 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.

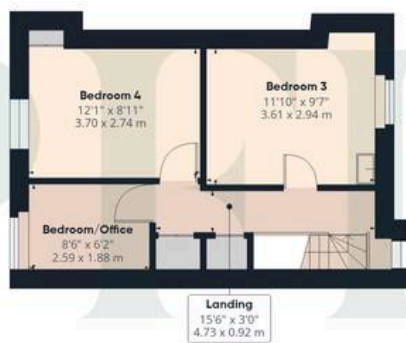




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1560 ft²
145 m²

Reduced headroom

8 ft²
0.8 m²

(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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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