



Greenways Ambleside Road, Keswick – CA12 4DN

Guide Price **£650,000**

PFK

Greenways Ambleside Road

The Property:

This deceptively spacious three bedroom semi-detached home is superbly positioned in one of Keswick's most sought after residential locations, just a short stroll from the town centre and its excellent range of amenities. Enjoying attractive rooftop views towards Latrigg, the property has been tastefully modernised by the current owners and offers flexible, well appointed accommodation throughout.

The property also presents exciting potential, subject to the necessary planning permissions, to convert the attic into a fourth bedroom with ensuite facilities.

Externally, the home benefits from generous offroad parking, a garage, and a delightful rear garden with a south facing patio seating area - ideal for outdoor dining, entertaining, or simply relaxing.

The accommodation briefly comprises a welcoming entrance hall with cloakroom/WC, a stylish open plan kitchen and dining area, and a separate sitting room which can be opened up or closed off as desired. To the rear, a bright and versatile garden room features bifold doors opening directly onto the patio and garden, creating an excellent indoor-outdoor living space.



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The property continued....

To the first floor are three well proportioned bedrooms and a contemporary family bathroom. One of the bedrooms, currently utilised as a home office and positioned adjacent to the principal bedroom, offers excellent potential to create an ensuite dressing room or provide access to a future loft conversion, subject to the relevant consents.

Finished to a high standard throughout, this is a fantastic opportunity to acquire a beautifully presented family home in a highly desirable Keswick location. Early viewing is strongly recommended.

- **Council Tax: Band E**
- **Tenure: Freehold**
- **Garage & driveway**
- **Highly sought after location**
- **Fully modernised & beautifully refurbished**
- **Great potential to create a fourth bedroom**
- **Open plan living area**
- **EPC rating D**
- **Gardens to front & rear**





Greenways Ambleside Road

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 4DN or can otherwise be found using what3words location [///lobster.purifier.shops](https://www.what3words.com/lobster.purifier.shops)



ACCOMMODATION

Hallway

13' 11" x 4' 2" (4.23m x 1.27m)

Window to side aspect, stairs to first floor and a radiator.

Cloakroom/WC

3' 11" x 3' 5" (1.20m x 1.03m)

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

Living Room

16' 4" x 10' 0" (4.97m x 3.05m)

Box bay window to front aspect, feature fireplace with wood burning stove set on slate hearth, radiator and doors into:-

Dining/Kitchen

10' 11" x 19' 5" (3.34m x 5.93m)

Sliding doors into garden room, woodburning fire, space for dining table, storage cupboard and a radiator. Continues into:-

Kitchen

10' 2" x 10' 1" (3.09m x 3.07m)

Two windows to side aspect, range of matching wall and base units, complementary worktop, induction hob with extractor over, double oven and integrated microwave, composite sink and drainer with mixer tap, integrated dishwasher, fridge freezer, integrated washer and dryer, door to rear aspect and a radiator.

Garden Room

11' 0" x 8' 1" (3.35m x 2.47m)

A multi purpose room with bifold doors to rear aspect.



FIRST FLOOR

Landing

15' 7" x 2' 11" (4.75m x 0.89m)

Window to side aspect, storage cupboard and a loft hatch. Loft space is part boarded with an easy access pull down ladder.

Office

10' 0" x 7' 2" (3.06m x 2.18m)

Window to front aspect, storage cupboard and a radiator. Currently used as an office, but would be equally suitable as an ensuite/dressing room or access point for a loft conversion, subject to necessary planning consent.

Bedroom 1

13' 5" x 11' 5" (4.10m x 3.48m)

Box bay window to front aspect with Lakeland fell views, built in wardrobes and a radiator.

Bedroom 2

14' 3" x 10' 4" (4.35m x 3.14m)

Window to rear aspect and a radiator.

Bedroom 3

10' 2" x 9' 9" (3.11m x 2.97m)

Window to rear aspect and a radiator.

Bathroom

7' 10" x 5' 7" (2.40m x 1.71m)

Obscured window to side aspect, WC, wash hand basin, bath with mains shower over, heated towel rail and a radiator.





EXTERNALLY

Garden

To the front is a driveway for multiple cars and an EV charger, privately tucked behind a wonderful mature magnolia tree. Side access leads to the garage and rear garden. There is a patio seating area adjoining the house, lawn, mature borders, raised fruit/vegetable beds, wood storage and a sauna, which can be purchased by separate negotiation.

GARAGE

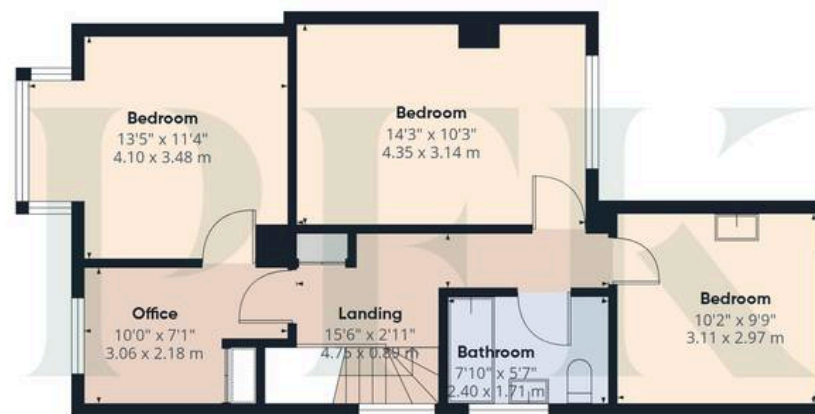
Single Garage

Driveway for multiple cars leads to a garage with electric door.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1246 ft²
115.8 m²

Reduced headroom

116 ft²
10.7 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.

GIRAFFE 360



Floor 2



ADDITIONAL INFORMATION

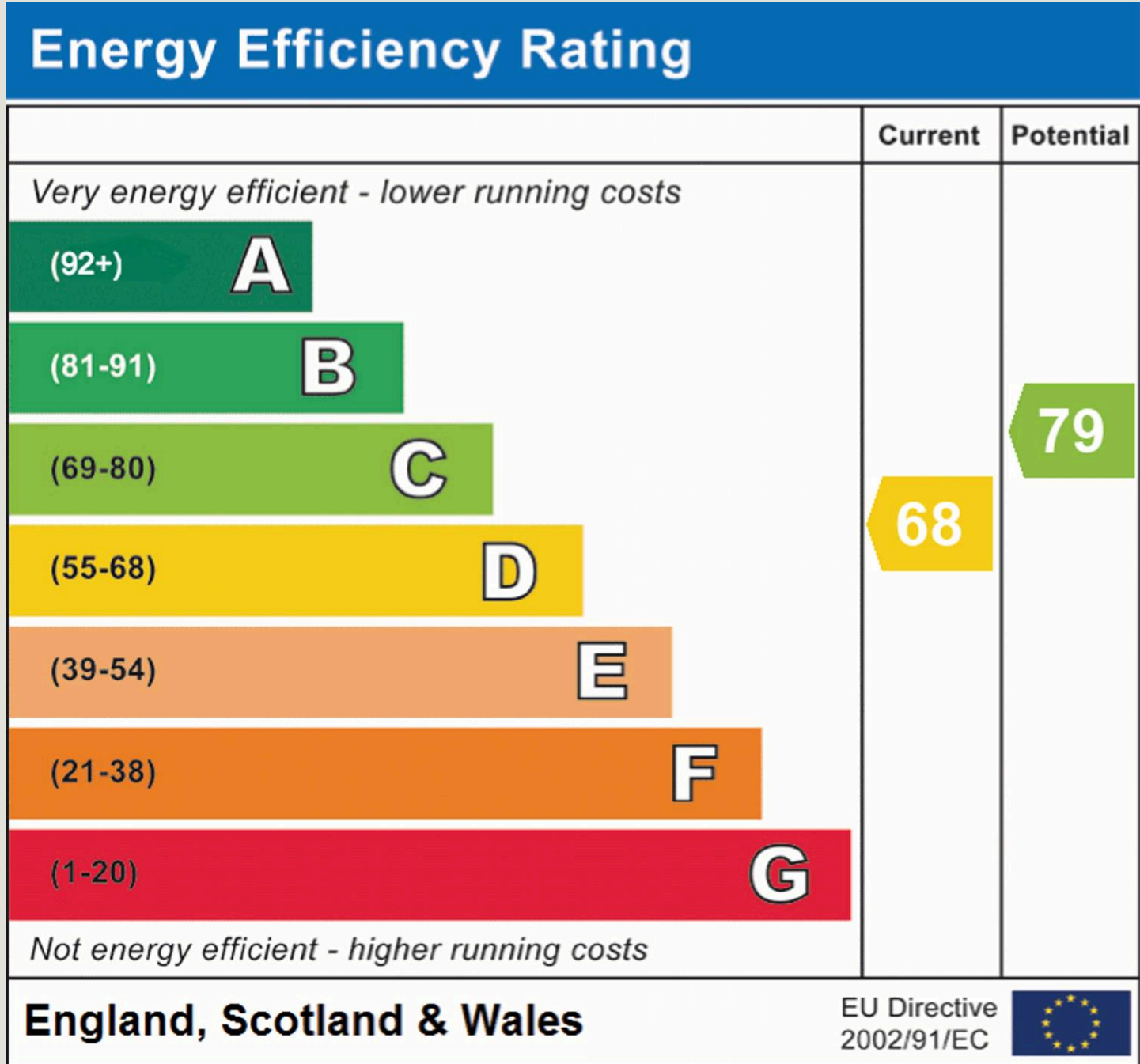
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- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Solar PV providing income from feed-in tariff scheme. 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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