



40 Briar Rigg, Keswick, CA12 4NN

Guide Price **£475,000**

PFK

40 Briar Rigg

The Property:

Occupying an elevated position in one of the town's most sought after residential areas, this three bedroom property enjoys stunning panoramic views of the Lakeland fells from the front. Requiring modernisation, it offers an excellent opportunity to create a superb family home, subject to the necessary planning consents.

The property provides well proportioned accommodation with scope for reconfiguration to suit modern living. The ground floor comprises a spacious sitting room opening into the dining room, a generous kitchen/breakfast room, a large utility room with cloakroom, and internal access to the garage. Upstairs are three bedrooms one currently used as an office, and a shower room.

Outside, the property benefits from offroad parking, an integral garage, and a rear garden. Conveniently located within a short walk of Keswick town centre, this home combines a highly desirable setting with exceptional potential and breathtaking views.





40 Briar Rigg

Location & Directions:

Situated within the Lake District National Park, Briar Rigg is a popular residential area within easy access of Keswick town centre and all local amenities including shops, cafes, restaurants, cinema, museum and the renowned Threatre by the Lake. 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).

Directions

The property can easily be located using postcode CA12 4NN or can otherwise be found using what3words location [///juices.relegate.shielding](https://www.what3words.com/#!/en/CA124NN/juices.relegate.shielding)



- Lakeland fell views
- Council Tax: Band D
- EPC rating D
- Tenure: Freehold
- Three bedrooms
- Garage & gardens
- In need of modernisation

ACCOMMODATION

Entrance Porch

2' 6" x 5' 5" (0.75m x 1.66m)

Windows to front aspect.

Hallway

3' 10" x 5' 3" (1.16m x 1.61m)

With stairs to first floor and a radiator.

Living Room

11' 9" x 14' 9" (3.59m x 4.50m)

With window to front aspect having panoramic views of Skiddaw, fitted shelving and double glass doors into the dining room.

Dining Room

10' 6" x 7' 9" (3.20m x 2.37m)

Window to rear aspect and a radiator

Kitchen

12' 0" x 9' 11" (3.66m x 3.03m)

Window to rear aspect, a range of matching wall and base units, complementary work surfacing, oven with hob, stainless steel sink, drainer and mixer tap, space for fridge and freezer, understairs storage cupboard and a radiator.

Utility/Laundry Room

6' 10" x 9' 4" (2.08m x 2.84m)

With window to side aspect, door into garage, a range of matching wall and base units, complementary work surfacing, stainless steel sink, drainer and mixer tap and space for a washing machine.

Rear Porch

3' 3" x 3' 7" (0.98m x 1.10m)

Door to rear garden

Cloakroom/WC

3' 3" x 4' 9" (0.99m x 1.46m)

Obscured window to side aspect, WC, wash hand basin and a heated towel rail.



FIRST FLOOR LANDING

7' 6" x 6' 2" (2.29m x 1.89m)

Window to side aspect, loft hatch.

Shower Room

7' 5" x 6' 2" (2.26m x 1.88m)

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

Bedroom 1

13' 10" x 10' 8" (4.22m x 3.25m)

Window to front aspect enjoying the fell views, built in wardrobes, fitted storage cupboard and a radiator.

Bedroom 2

10' 4" x 9' 9" (3.15m x 2.97m)

With window to rear aspect, fitted wardrobes and a radiator.

Bedroom 3/ Office

8' 9" x 7' 6" (2.66m x 2.28m)

Window to front aspect and a radiator.



EXTERNALLY

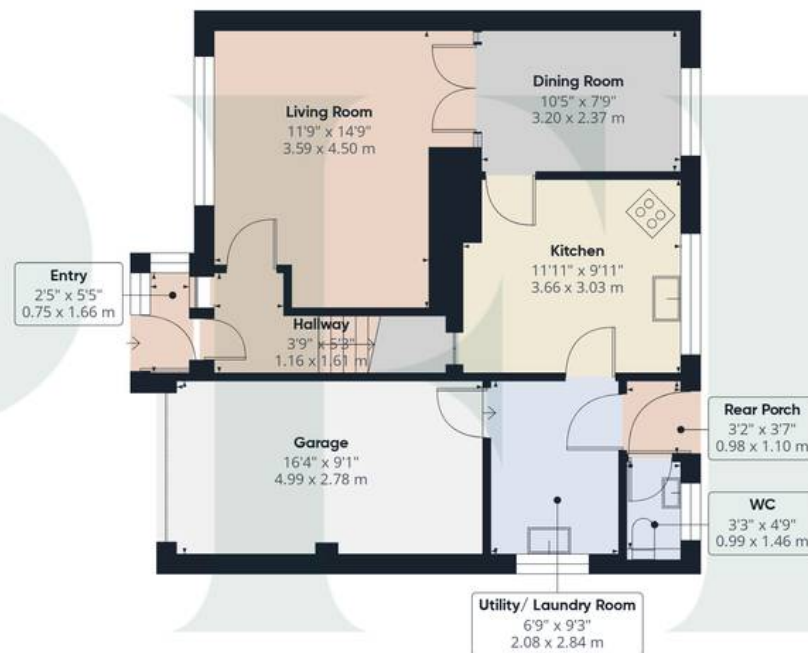
Garden

To the front, alongside the driveway is a lawn and mature borders. Side access leads to the rear garden enclosed with hedging.

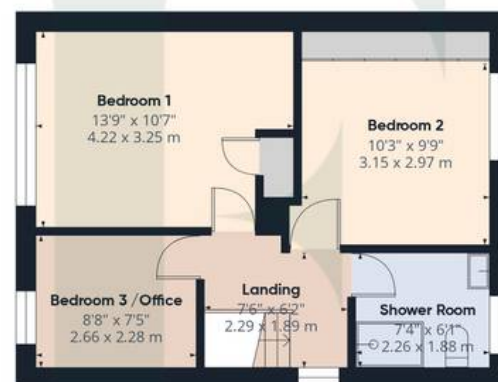
Garage

Driveway leading to single garage.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1090 ft²

101.2 m²

(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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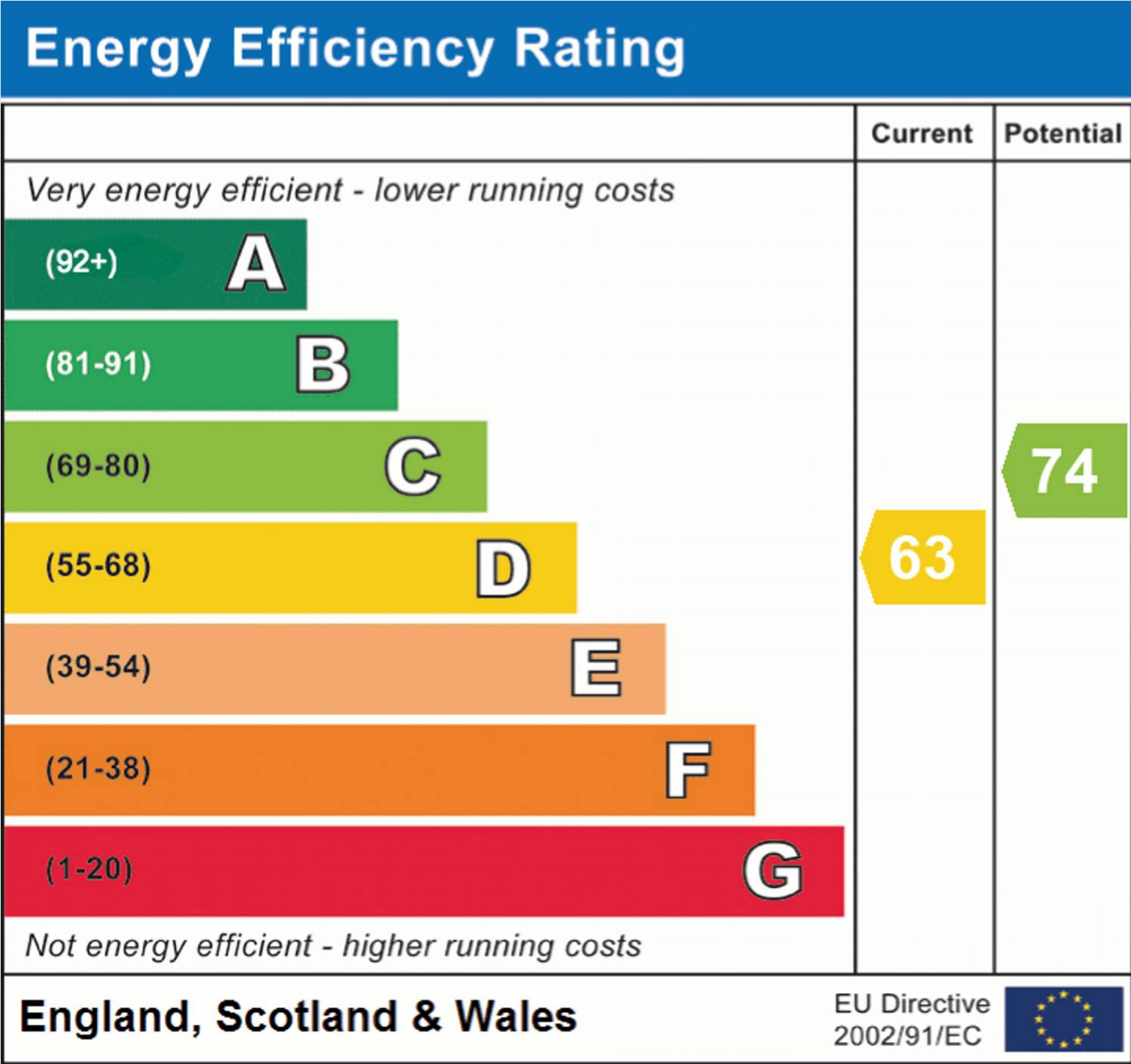
ADDITIONAL INFORMATION

Referral Fee Disclosure

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, Beyond Conveyancing Ltd): £120 to £240 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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