

Bancroft, Lonsties, Keswick, CA12 4TD

Guide Price £995,000

PFK

Bancroft, Lonsties, Keswick

The Property:

This well proportioned three bedroomed detached property enjoys breathtaking, panoramic views of Keswick and the surrounding fells. The property is on a generous, elevated plot in the prime residential area on the outskirts of Keswick, in the heart of the Lake District National Park. Bancroft offers flexible and spacious accommodation with extensive scope for modernisation, renovation or extension subject to necessary consents, including conversion of the generous loft area. The property comprises entrance porch, good size entrance hallway with fitted storage, living room which particularly enjoys the wonderful Lakeland fell views and both Derwentwater and Bassenthwaite Lake. Further to this are three bedrooms (one ensuite),currently one is used as a dining room, bathroom, kitchen/breakfast room, utility and rear porch with further storage, WC and door into the garage.

Externally, the extensive, exceptional gardens enjoy breathtaking views with lawned areas, mature borders, trees and patio areas. There is a good sized garden shed, greenhouse and a summer house, situated in an elevated position to the rear of the property, providing privacy, but enjoying the most captivating views and sunshine throughout the day. The property also benefits from a garage and ample offroad parking for several cars, all within just a short distance from Keswick town centre.













Bancroft, Lonsties, Keswick

Location & Directions:

Located in the highly desirable Lonsties area of Keswick and enjoying an elevated position, in an extensively large site with stunning views over the town and surrounding lakes and fells. The property is just a short drive from the town centre with its wide range of amenities including shops, restaurants, pubs, cinema and the renowned Theatre by the Lake, together with both primary and secondary schools. Located close to the A591 giving easy access to the central and south lakes, with the A66 close by giving access to the M6 and Penrith mainline railway station in around 20 minutes by car.

Directions
The property can easily be located using postcode CA12 4TD or can otherwise be found using what3words location ///modifies.easels.healthier

- **Tenure: Freehold**
- **Council Tax: Band G**
- **EPC rating C**
- **Breathtaking views**
- **Potential for conversion, subject to planning consent**
- **Large and private double plot**

ACCOMMODATION

Entrance Vestibule
7' 10" x 3' 1" (2.39m x 0.94m)
Door into:-

Entrance Hallway
13' 1" x 10' 8" (4.00m x 3.24m)
Cloakroom and radiator.

Living Room
20' 0" x 16' 1" (6.10m x 4.89m)
Dual aspect windows with panoramic fell views, feature alcove shelving, door to side aspect and two radiators.

Dining Room/ Bedroom 3
13' 7" x 12' 1" (4.13m x 3.69m)
Window to front aspect with panoramic fell views and a radiator. This room is currently utilised as a dining room but could equally be used as a third bedroom.

Kitchen
13' 2" x 18' 0" (4.01m x 5.48m)
Two windows to rear aspect, range of matching wall and base units with complementary worktop, gas and electric hob with extractor over, double oven, space for undercounter fridge, composite sink and drainer with stainless steel mixer tap, space for dishwasher, island with units and microwave, space for dining table and a radiator.

Utility Room
11' 0" x 7' 0" (3.36m x 2.13m)
Window to rear aspect, range of matching wall and base units with complementary worktop, composite sink and drainer with mixer tap, space for washing machine, hob with extractor over and space for tumble dryer.







Rear Hallway
5' 5" x 10' 8" (1.66m x 3.24m)
Two windows and door to rear aspect, two store rooms and a heated towel rail.

WC
5' 10" x 3' 3" (1.79m x 0.98m)
Window to front aspect, WC, wash hand basin and heated towel rail.

Garage
12' 0" x 20' 1" (3.65m x 6.12m)
Dual aspect windows to front and rear, two storage cupboards, loft hatch for storage, up and over door, power and lighting.

Inner Hallway
3' 4" x 18' 5" (1.02m x 5.62m)
Loft hatch and a radiator.

Bedroom 1
13' 7" x 11' 10" (4.14m x 3.60m)
Window to front aspect with panoramic fell views, radiator, fitted wardrobes, shelves and drawers.

Bathroom
7' 11" x 6' 9" (2.42m x 2.05m)
Obscured window to rear aspect, shower cubicle with mains shower, heated towel rail, WC and wash hand basin set in vanity unit and a radiator.

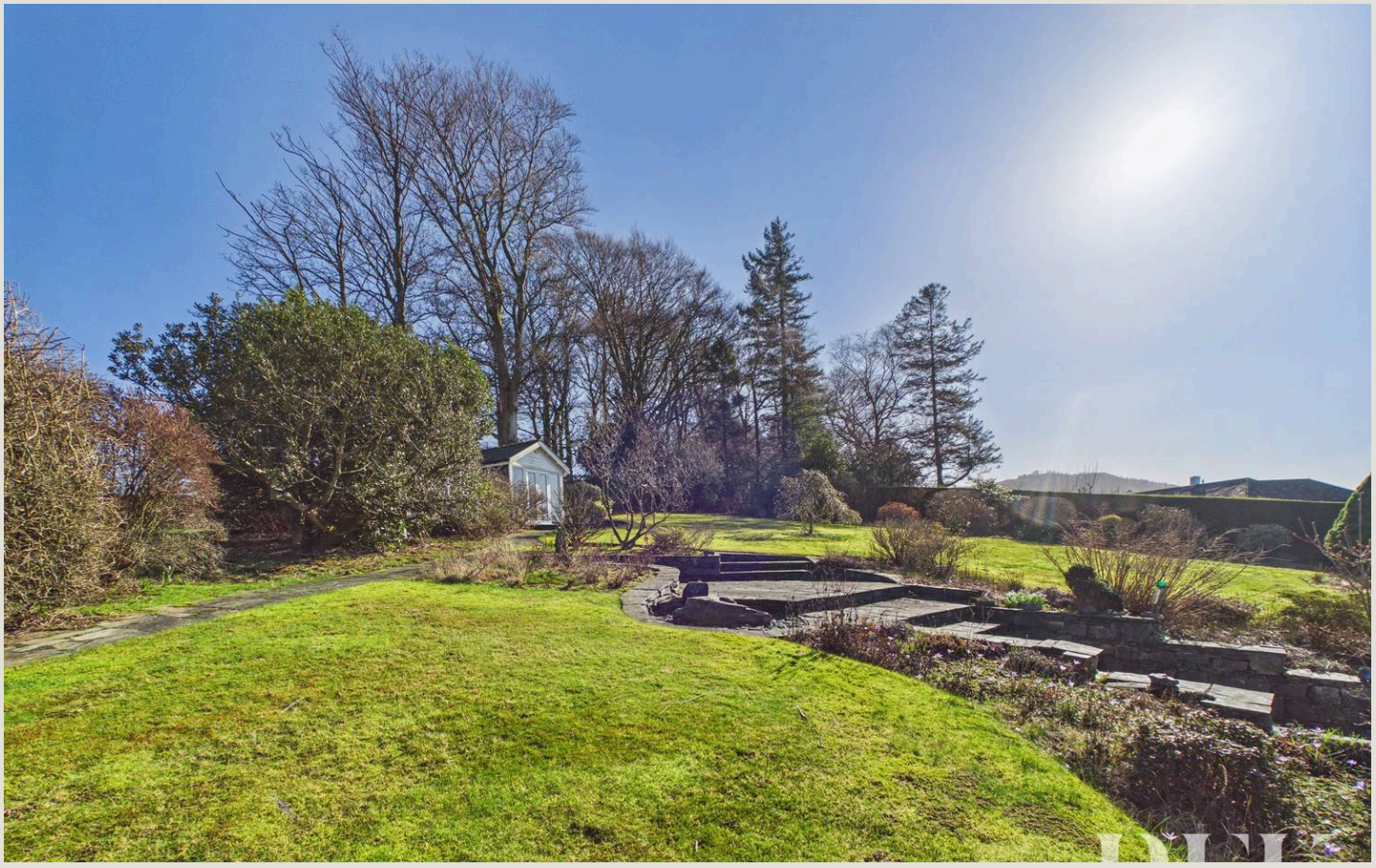
Bedroom 2
17' 6" x 12' 2" (5.34m x 3.70m)
Dual aspect windows to front and rear with panoramic fell views, radiator, fitted wardrobes, dresser and drawers.

Ensuite Shower Room
8' 0" x 3' 10" (2.44m x 1.17m)
Obscured window to rear aspect, WC, wash hand basin, bidet, shower cubicle with mains shower and a radiator.













EXTERNALLY

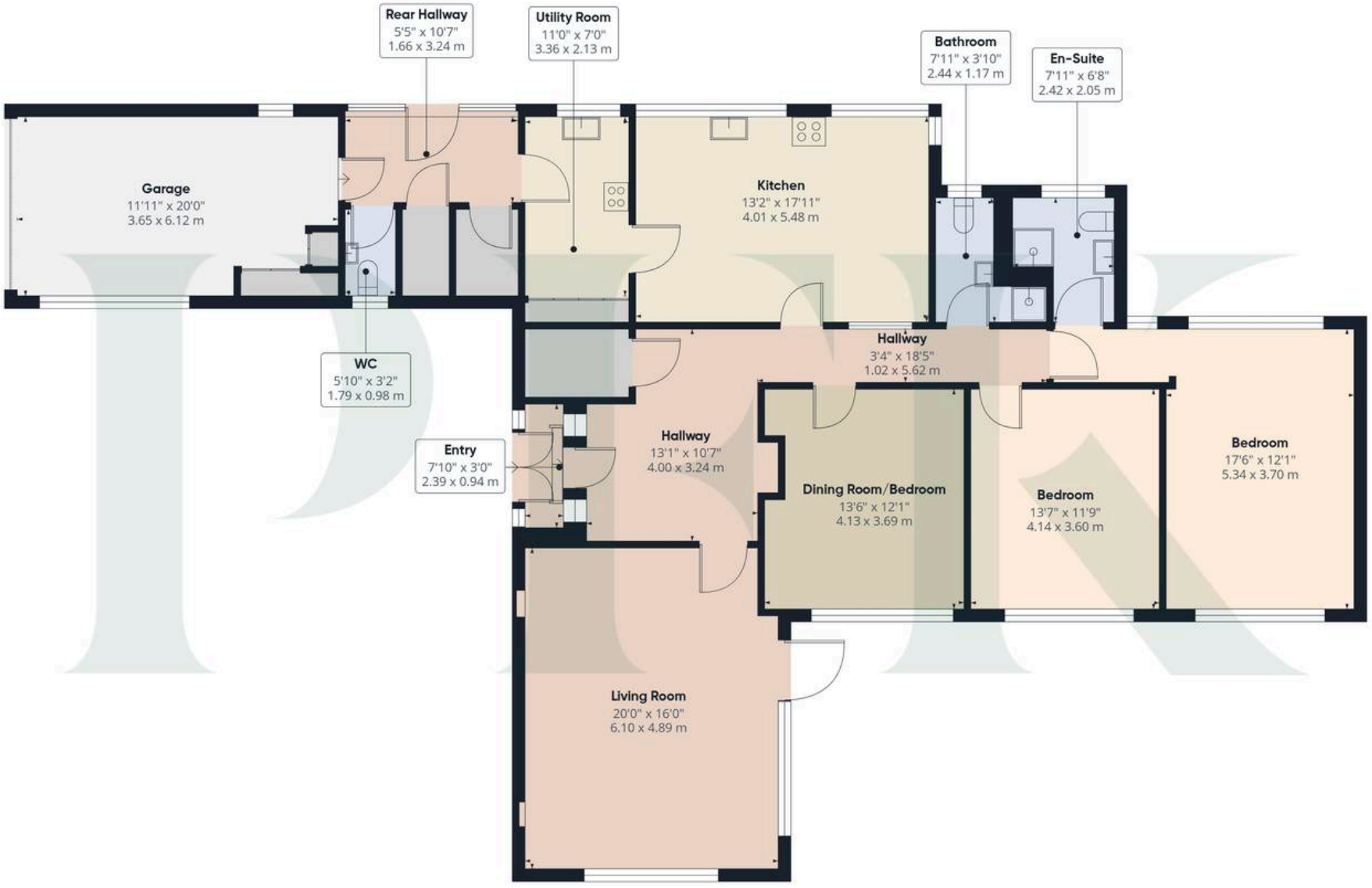
Garden

Externally, the extensive, exceptional gardens enjoy breathtaking views with lawned areas, mature borders, trees and patio areas. There is a good sized garden shed, greenhouse and a summer house, situated in an elevated position to the rear of the property, providing privacy, but enjoying the most captivating views and sunshine throughout the day.

GARAGE

Single Garage

Integral garage with loft hatch for storage, driveway and turning area for multiple cars.



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Approximate total area(1)

1921 ft²

178.4 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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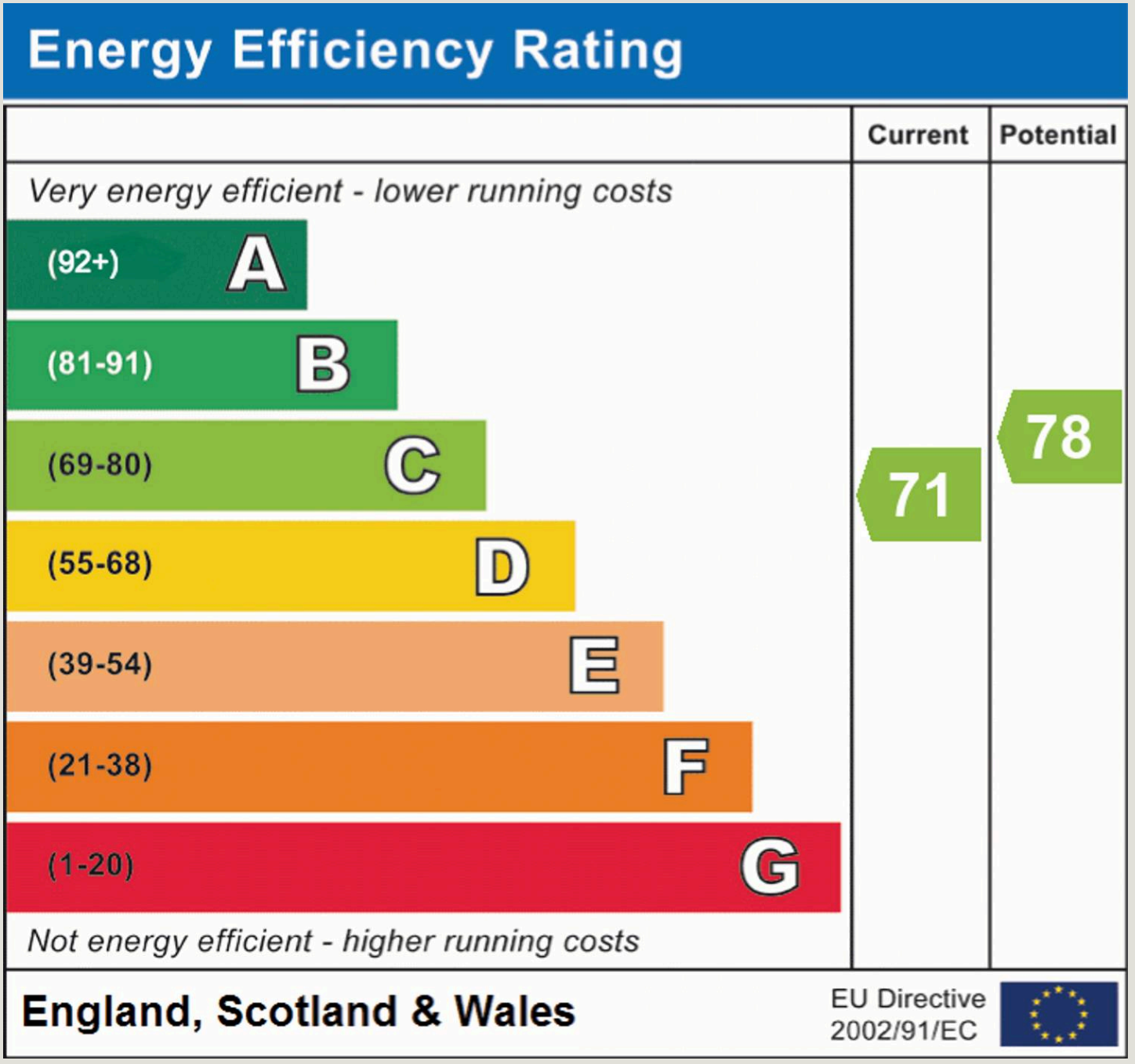
ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

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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