



Thornthwaite

Offers over £295,000

Comb Beck, 1 The Ravine
Seldom Seen
Thornthwaite
Keswick
CA12 5SE

A charming two bedroom semi-detached Lakeland cottage enjoying an idyllic rural setting in Thornthwaite village with a delightful rear outlook directly over Comb Beck and the surrounding mature woodland.

Conveniently located only four miles from Keswick town centre and close to the wide range of local amenities provided in Thornthwaite and Braithwaite villages, this most appealing cottage offers potential to form an extension to the gable end and is equally suitable as a primary residence, second home or a lucrative holiday let investment.

Property Ref: KW0116

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Living Room



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

Entrance Vestibule With radiator.

Entrance Hall

Kitchen 9' 0" x 8' 2" (2.74m x 2.49m) With fitted base and wall units, Belfast sink with mixer tap, ceramic wall tiling, integrated oven, hob, fridge, plumbing for washing machine, radiator.

Bathroom 6' 2" x 4' 9" (1.88m x 1.45m) With panelled bath, and mains mixer shower over bath, wash hand basin, ceramic wall tiling, heated towel rail.

WC With WC, ceramic wall tiling, radiator.

Living Room 17' 2" x 13' 1" (5.23m x 3.99m) With fireplace including original stone mantel and wood burning stove, radiator, front stable door, glazed rear door leading to decked balcony overlooking Comb Beck and the surrounding mature woodland, under stairs cupboard.

First Floor:

Landing

Bedroom One 10' 10" x 7' 7" (3.3m x 2.31m) Front bedroom with radiator.



Kitchen

Bedroom Two 10' 5" x 9' 8" (3.18m x 2.95m) Rear bedroom with radiator.

Attic Room 18' 4" x 13' 3" max (5.59m x 4.04m) With restricted head room, exposed beams, radiator, gable window, two roof windows.

Outside: Terraced garden and adjacent on site parking space.

Services Mains water, gas electricity and drainage. Gas central heating.

Tenure Freehold.

Council Tax Band D.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

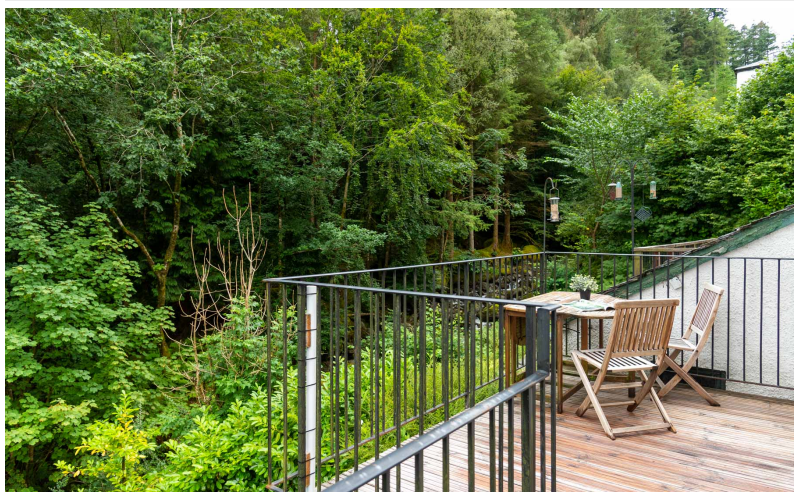
Directions From Keswick town centre proceed west bound on the A66 and turn left where sign posted to Thornthwaite. Continue and follow the sign to the Gallery / Tea Room. Proceed past the Gallery / Tea Room and continue up the hill. Comb Beck is situated on the left.

Viewings By appointment with Hackney & Leigh's Keswick office.

Price Offers over £295,000 invited.

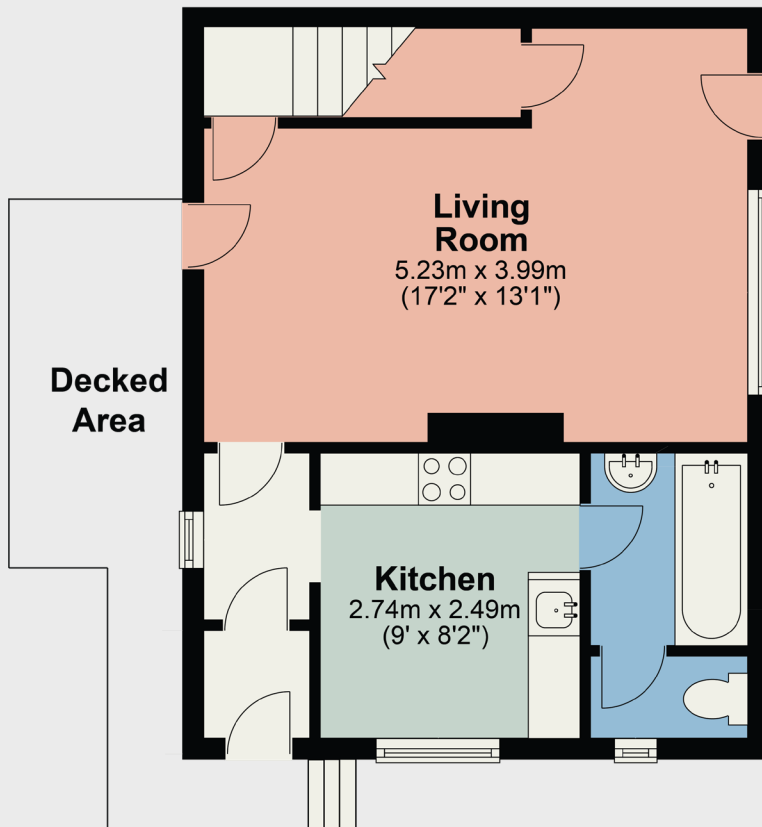


Front Elevation

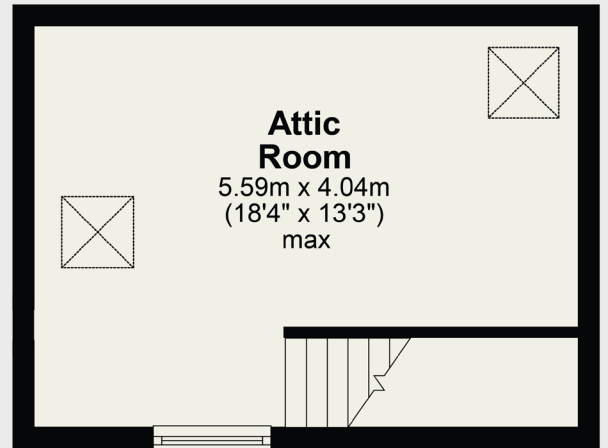


View

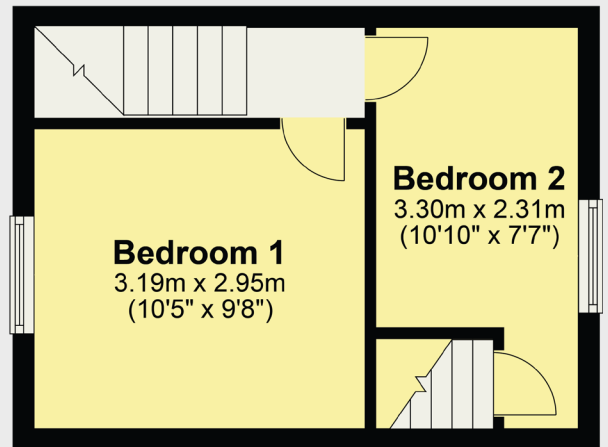
Ground Floor



Second Floor



First Floor



Total area: approx. 78.8 sq. metres (848.0 sq. feet)

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.