

Seldom Seen

Offers in the region of **£480,000**

3 The Ravine, Seldom Seen, Thornthwaite, Keswick, CA12 5SE

A charming three bedroom semi-detached Lakeland period cottage enjoying an idyllic elevated rural setting at the periphery of Thornthwaite village with the benefit of stunning views across the valley to Skiddaw and Blencathra together with a delightful outlook over Comb Beck and 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 is equally suitable as a primary home, recreational second home or for lucrative holiday letting.

Quick Overview

Charming semi-detached Lakeland period cottage
 Idyllic elevated rural setting at the periphery of Thornthwaite
 Only four miles from Keswick
 Stunning views across the valley to Skiddaw and Blencathra
 Balcony overlooking Comb Beck and surrounding mature woodland
 Three bedrooms and two bath / shower rooms
 Living room, fitted kitchen and cellar room
 Gardens and on-site parking spaces

Property Reference: KW0124



3



2



1



E



Superfast
Broadband
Available



2



Living Room



Kitchen



Cellar



Bedroom One

Accommodation

Ground Floor:

Living Room 15' 6" x 10' 6" (4.72m x 3.2m)

With original cast iron open fireplace including tiled inlay, radiator, storage cupboard.

Bedroom One 12' 0" max x 10' 1" max (3.66m x 3.07m)

With radiator.

En-suite shower room

With WC, wash hand basin, quadrant shower cubicle, heated towel rail, recessed ceiling spot lights.

Inner Hall

With radiator.

Kitchen 11' 7" x 7' 11" (3.53m x 2.41m)

With a modern range of fitted base and wall units including pelmet lighting, under mounted sink with mixer tap, integrated oven, microwave, hob, extractor unit, fridge, dish washer, original cast iron range, radiator, recessed ceiling spot lights, access door to external balcony.

External Balcony

With views directly over Comb Beck and surrounding woodland.

Lower Ground Floor:

Cellar Room 10' 10" x 10' 0" max (3.3m x 3.05m)

With plumbing for washing machine, external door to garden.

First Floor:

Landing

With radiator.

Bedroom Two 12' 2" max x 10' 9" max (3.71m x 3.28m)

With delightful front views to the fells, cast iron original period fireplace, radiator.

Bedroom Three 13' 10" x 8' 1" (4.22m x 2.46m)

With delightful front views to the fells, radiator.



Living Room



Kitchen



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom

Bathroom

With WC, wash hand basin, bath with shower over and mixer / filler attachment, ceramic wall tiling, heated towel rail, recessed ceiling spot lights, built in airing cupboard.

Outside:

On-site forecourt parking spaces, front garden with gravel surface and stocked and shrubbed borders, terraced garden beside Comb Beck, pedestrian pathways.

Services

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

Tenure

Freehold.

Council Tax

Band D.

Directions

From Keswick town centre proceed west 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 bearing left and continue up the hill. The property is situated on the left after approximately 200 metres.

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price Offers in the region of £480,000 are invited.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Front View



Front Garden



Balcony View



Terrace Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



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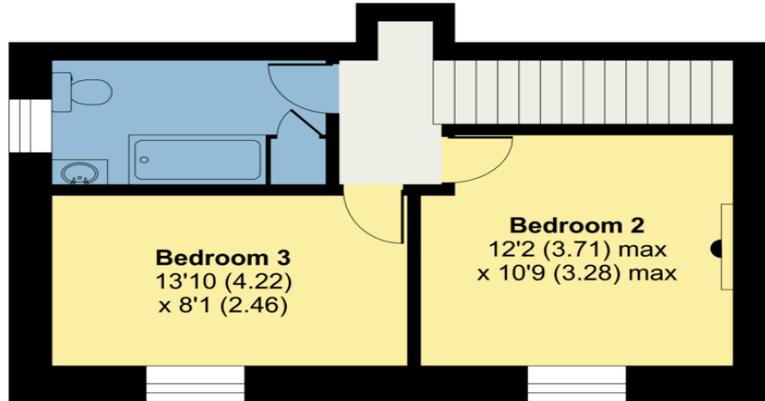
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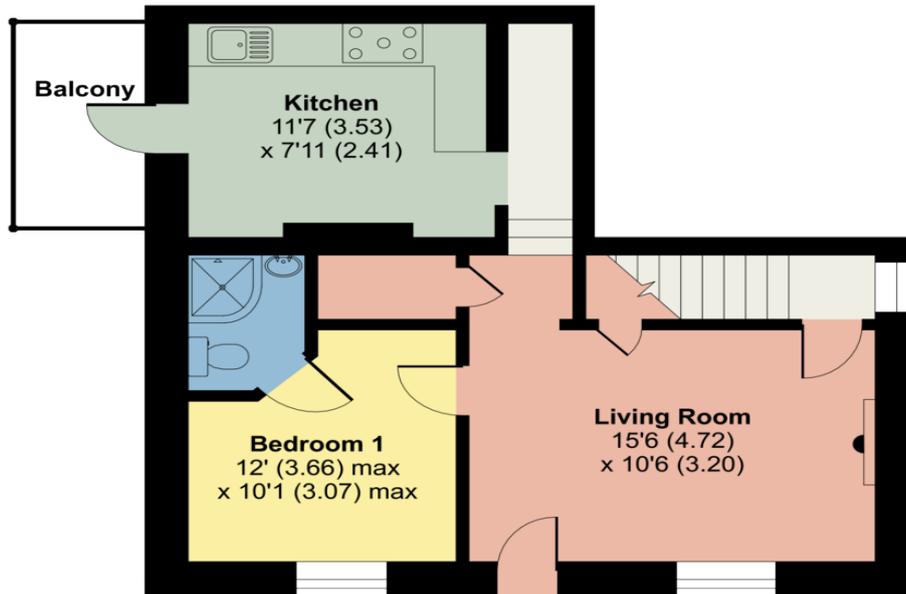
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Approximate Area = 1066 sq ft / 99 sq m

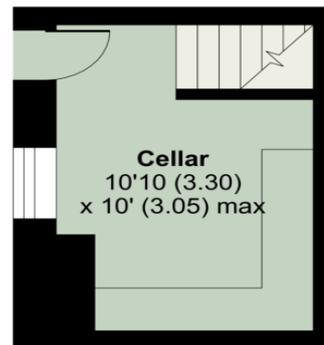
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FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2022. Produced for Hackney & Leigh. REF: 767853

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