

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Thirlmere

Smithy Cottage, Thirlmere, Keswick, CA12 4TG

A most appealing detached three bedroom Lakeland period cottage together with a one bedroom annexe occupying an elevated site in a delightful rural setting located under five miles south of Keswick, eight miles from Grasmere and directly overlooking St John's in the Vale.

As one of the oldest dwellings in Thirlmere originating from the mid seventeenth century, it is documented that William Wordsworth and his family visited the property during its period of occupation by the local Blacksmith.

Benefitting from recent comprehensive upgrading the accommodation is equally suitable for use as a primary home, recreational second home or for lucrative holiday letting.



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3

Offers over £650,000

Quick Overview

Most appealing detached Lakeland period cottage

Elevated site in a rural setting directly overlooking St John's in the Vale

Under five miles from Keswick and eight miles from Grasmere

Comprehensively upgraded and tastefully appointed accommodation

Three bedrooms and large luxury bathroom

Living / dining room and sitting room

Fitted dining kitchen and utility room

Extensive surrounding mature gardens

Generous on-site parking spaces

Detached double garage converted to a one bedroom annexe

Property Reference: KW0213



Setting



Living / Dining Room



Living / Dining Room



Sitting Room

Accommodation

Ground Floor:

Entrance Porch

Living / Dining Room

With two windows to the front elevation, window seat, window to the rear elevation, feature tiled fireplace with open fire and hardwood over mantel, exposed beams, recessed wall display shelving, two radiators, recessed ceiling spot lights.

Sitting Room

With windows to two elevations, feature wood burning stove on granite hearth, exposed beams, radiator.

Utility Room

With fitted base and wall units, plumbing for washing machine, radiator, recessed ceiling spot lights, built in store cupboard, external rear door.

Dining Kitchen

With vaulted ceiling, windows to two elevations, two roof windows, range of fitted base and wall units including pelmet lighting, sink unit with mixer tap, Stanley oil fired Aga, integrated induction hob, oven, microwave, extractor unit, fridge and dish washer, radiator, recessed ceiling spot lights.

Side Passage

With external doors, WC and store.

First Floor:

Landing

With roof window, two windows to the rear elevation, radiator.

Bedroom One

With two roof windows, windows to three elevations, exposed beams, two radiators.

Bedroom Two

With exposed beam, radiator.

Bedroom Three

With exposed beam, radiator, range of built in wardrobes.



Living / Dining Room



Kitchen



Sitting Room



Bedroom One



Bedroom Two



Bedroom Three

Bathroom

A large and luxuriously appointed bathroom with roof window and two gable end windows, exposed beams, WC, wash hand basin, large shower cubicle with rain water head shower and additional detachable shower / rinser, feature oval shaped bath with floor mounted tap / rinser, tiled floor, radiator, heated towel rail, recessed ceiling spot lights.

Outside:

Extensive gravel surfaced entrance driveway providing generous on site parking spaces, front paved patio, side and rear pathways, surrounding mature gardens with extensive side and rear lawns, mature shrubs and trees, spacious paved entertaining terrace directly overlooking St John's in the Vale.

Detached Double Garage

Recently converted to provide an annexe with accommodation comprising:

Living Room / Double Bedroom

With electric heater and electric fire.

Shower Room

With WC, vanity wash hand basin, shower cubicle with rain water shower head and rinser attachment, heated towel rail, recessed ceiling spot lights.

Integral Store

Services

Mains water and electricity. New sewage treatment plant drainage system installed in March 2022. Oil central heating.

Tenure

Freehold.

Council Tax

Band E.



Sitting Room



Bedroom One



Living Room / Bedroom



Bathroom



Frontage

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick proceed on the A591 towards Grasmere for approximately four miles and onto the dual carriageway. The entrance to Smithy Cottage is located immediately on the right after passing the sign post turn off on the right to Bridge End Caravan Park.

Price

Offers over £650,000.

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
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Smithy Cottage, Thirlmere, Keswick

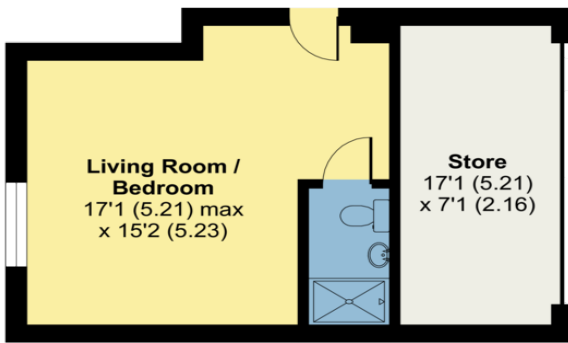
Approximate Area = 1770 sq ft / 164.4 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Annexe = 409 sq ft / 38 sq m

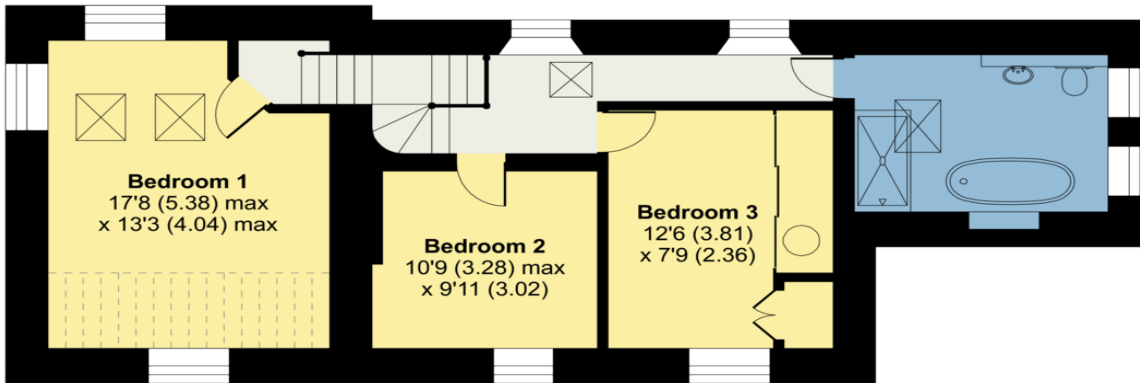
Total = 2249 sq ft / 209 sq m

For identification only - Not to scale

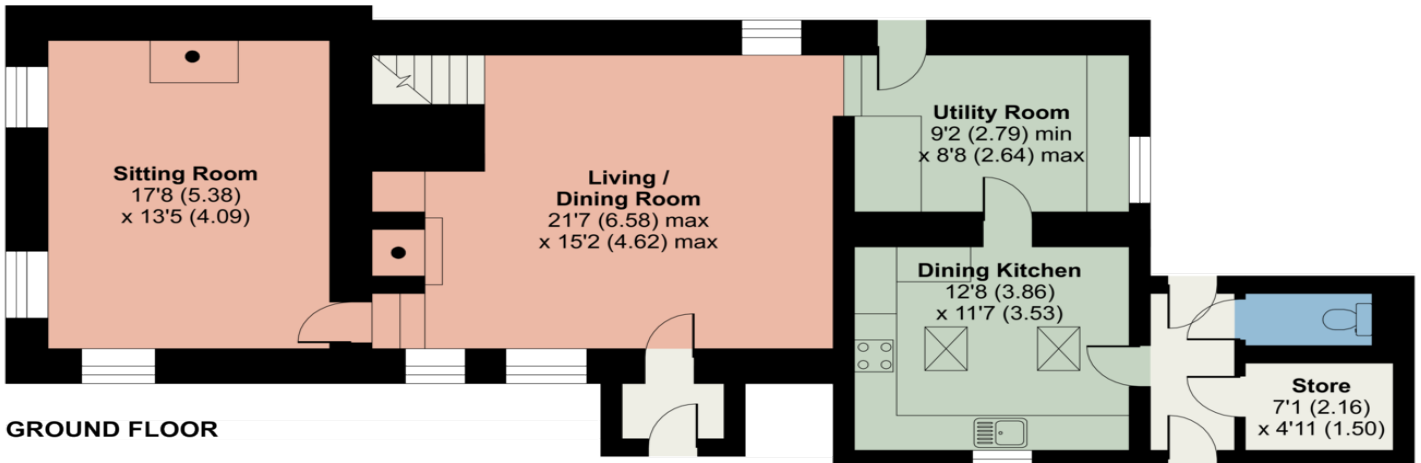


Denotes restricted head height

ANNEXE



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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