



## Threlkeld

Offers in region of £595,000

Wrens, Guardhouse, Threlkeld, Keswick, CA12 4SZ

A superb detached three-bedroom stone built barn conversion enjoying a delightful rural Lakeland setting with stunning fell views. Located approximately six miles from Keswick and two miles from Threlkeld, Wrens currently operates as a thriving successfully established holiday letting business and is equally suitable for use as a primary or second home.

### Quick Overview

Superb detached stone built barn conversion  
 Delightful rural Lakeland setting  
 Stunning fell views  
 Six miles from Keswick and two miles from  
 Threlkeld  
 Thriving successfully established holiday letting  
 use  
 Original characterful features  
 Three double bedrooms and two bath / shower  
 rooms  
 Large first floor open plan living room, dining  
 room and fitted kitchen



3



2



1



TBC



Standard  
28 Mbps



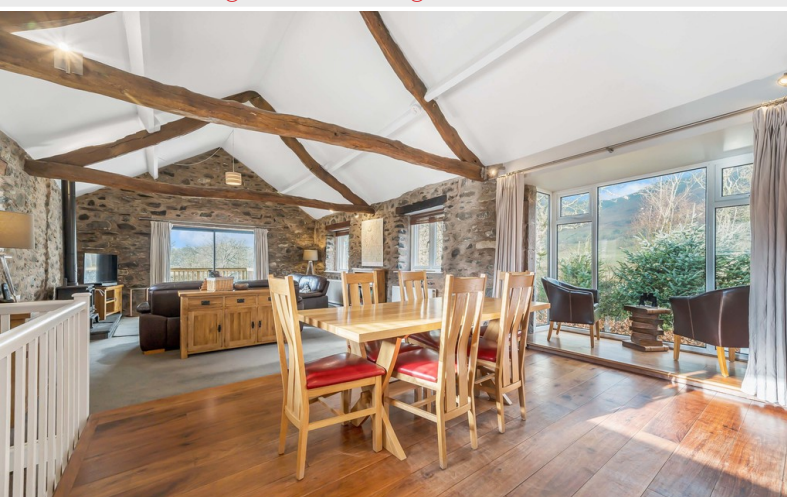
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Property Reference: KW0226





Living Room / Dining Room / Kitchen



Living Room / Dining Room / Kitchen



Living Room / Dining Room / Kitchen



Living Room / Dining Room / Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With exposed beams, radiator, internal access door to garage.

#### Bedroom One

With feature stone walls, exposed beam, radiator.

#### En-Suite Shower Room

With WC, wash hand basin, shower cubicle, feature stone walls, heated towel rail.

#### Bedroom Two

With exposed beam, radiator.

#### Bedroom Three

With exposed beam, radiator.

### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, exposed beam, radiator, plumbing for washing machine.

### First Floor:

#### Landing

With built in cupboard.

### Open Plan Living Room / Dining Room / Kitchen

With stunning fell views, vaulted ceiling and exposed beams, wood burning stove on paved hearth, feature stone walls, three radiators, sliding patio door leading to adjoining external decked terrace, fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated dish washer, oven, hob and extractor unit.





Living Room / Dining Room / Kitchen



Terrace





Bedroom One



En-suite



Bedroom Two



Bathroom

### Outside:

Surrounding lawned gardens with shrubbed borders and mature trees, side paved patio, front driveway providing parking spaces, adjoining double garage with storage shed to rear.

### Services

Mains water and electricity. Treatment plant. LPG central heating.

### Tenure

Freehold.

### Rateable Value

£5,100.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick proceed east on the A66 towards Penrith and after approximately five miles turn right where sign posted to Guardhouse. Proceed for approximately one mile and after crossing the bridge the entrance to Wrens is located on the right immediately after the row of terrace houses.

### Price

Offers in region of £595,000.





Bedroom One



Bedroom Three





Rear Garden



Views

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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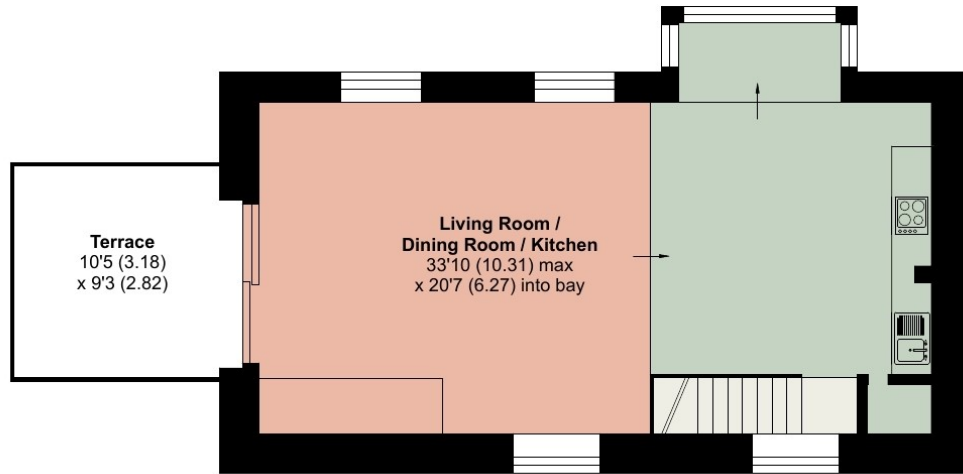
# Wrens, Guardhouse, Threlkeld, Keswick

Approximate Area = 1476 sq ft / 137 sq m (includes garage)

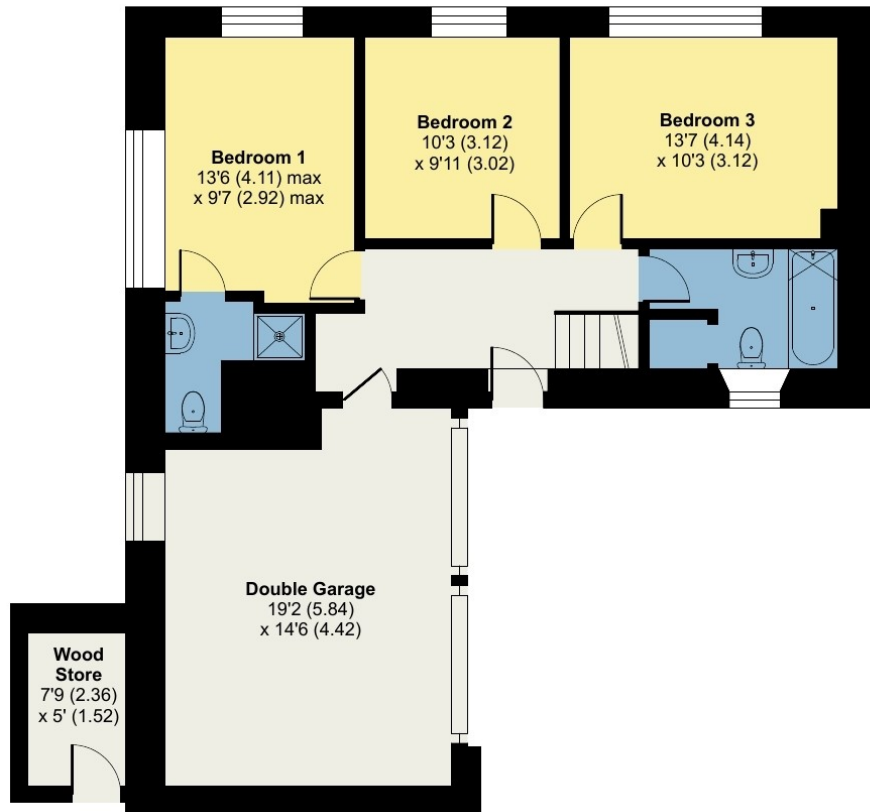
Outbuilding = 38 sq ft / 3.5 sq m

Total = 1514 sq ft / 140.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 944077

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