



Thornthwaite

1 Coach House Cottages, Thornthwaite, Keswick, CA12 5SA

A most appealing cottage style modern two bedroom semi-detached house enjoying a delightful setting with fell views in Thornthwaite village which nestles at the foot of Whinlatter Forest approximately four miles from Keswick town centre. A local occupancy condition applies.

The hillside village of Thornthwaite is situated off the A66 and close to Braithwaite village which provides a wide range of amenities including shops, public houses, restaurants, hotels and a primary school.

A local occupancy condition applies requiring the purchaser to be a person employed or last employed in the county of Cumbria or a person who has for a period of three years immediately preceding the occupation of the property had their only principal residence in the county of Cumbria.



Offers over £265,000

Quick Overview

Most appealing cottage style modern semi-detached house

Delightful setting in Thornthwaite village by Whinlatter Forest

Only four miles from Keswick

Front views to the fells including Skiddaw

Two bedrooms

Paved front forecourt and lawned garden with fell views

On site parking spaces for two cars

Local occupancy condition applies

Property Reference: KW0253



Open Plan Living Room / Kitchen



Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

Entrance Porch

With radiator.

Open Plan Living Room / Kitchen 17' 6" max x 15' 9" max (5.33m x 4.8m)

With two radiators, modern fitted base and wall units, sink unit with mixer tap, integrated oven, hob, extractor unit, washer / drying machine, fridge / freezer, built in understairs storage cupboard.

First Floor:

Landing

Bedroom One 12' 7" x 9' (3.84m x 2.74m)

With radiator, built in cupboard including gas central heating boiler.

Bedroom 2 8' 11" x 8' 2" (2.72m x 2.49m)

With radiator.

Bathroom

Recently upgraded with WC, wash hand basin, bath with shower attachment, ceramic wall tiling, heated towel rail, electric fan heater.

Outside:

Gravelled driveway entrance shared with neighbouring property, allocated front parking area for two cars, paved front forecourt and front garden with lawn and fell views.

Services

Mains water, electricity, gas and drainage. Gas central heating to radiators. Double glazing.

Tenure

Freehold.

Council Tax

Band C.

Local Occupancy Condition

A local occupancy condition applies requiring the purchaser to be a person employed or last employed in county of Cumbria or a person who has for a period of three years immediately preceding the occupation of the property had their only principal residence in the county of Cumbria.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Price

Offers over £265,000 are invited.



Garden

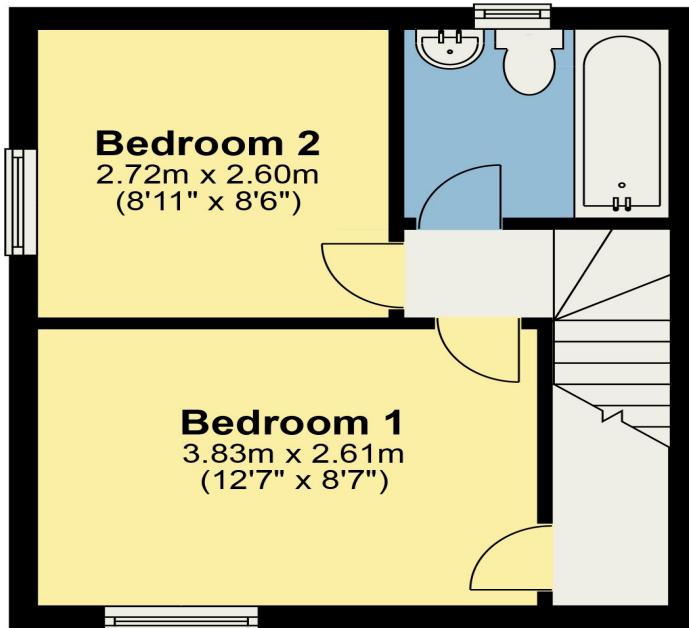


View

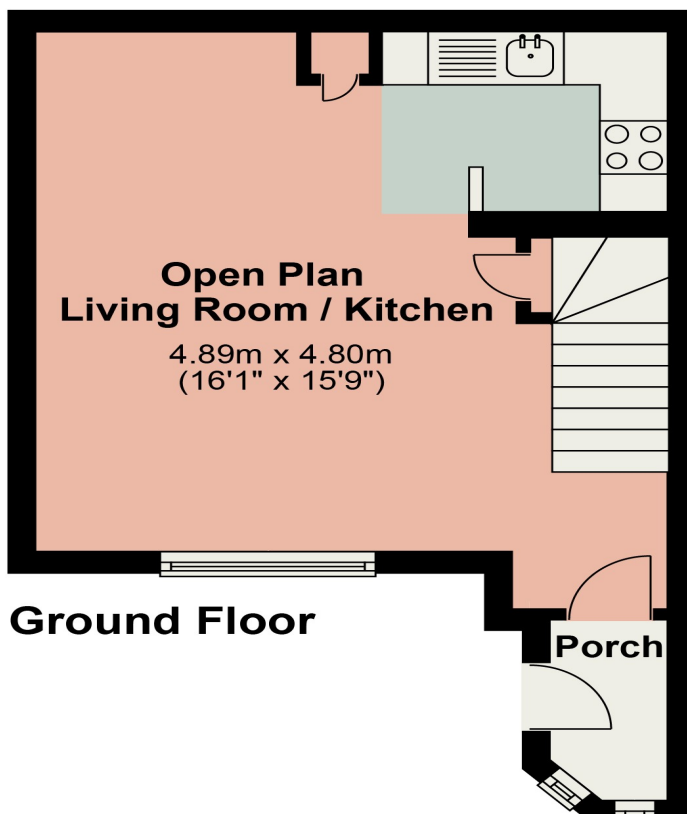
1 Coach House Cottages, Thornthwaite, Keswick

Total area: approx. 51.0 sq. metres (548.6 sq. feet)

For illustrative purposes only. Not to scale.



First Floor



Ground Floor

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. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/04/2023.

Request a Viewing Online or Call 01768 741741