



## Threlkeld

Offers in the Region of £595,000

Millerdale Cottage, Threlkeld, Keswick, Cumbria, CA12 4SQ

A charming stone-built three bedroom period terrace cottage most pleasantly situated in the centre of Threlkeld village and enjoying delightful fell views.

Providing tastefully appointed accommodation Millerdale Cottage is equally suitable as a primary home, second home or for lucrative holiday letting.

Conveniently located off the A66 at the foot of the mighty Blencathra only four miles east of Keswick, Threlkeld village provides a range of amenities including a regular bus service, primary school, two public houses and a village hall with cafe.

### Quick Overview

Charming stone-built period terrace cottage

Central location in Threlkeld village

Only four miles from Keswick

Delightful fell views

Characterful original period features including exposed beams

Three bedrooms and two luxury bath / shower rooms

Living room and fitted dining kitchen

Mature landscaped courtyard garden

Adjacent garage

Equally suitable as a primary home, second home or for lucrative holiday letting



3



2



1



E



Superfast  
80 Mbps



On Road

Property Reference: KW0298





Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Porch

**Living Room** 19' 6" x 13' 6" (5.94m x 4.11m)

With windows to two elevations, wood burning stove on slate hearth, radiator.

**Dining Kitchen** 13' 5" x 13' 4" (4.09m x 4.06m)

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, washing machine, dish washer, radiator, electric boiler.

**Bedroom One** 11' 6" x 9' 2" (3.51m x 2.79m)

With windows to two elevations, radiator.

### First Floor:

#### Landing

With windows to two elevations, radiator, built in cupboard.

#### Inner Hall

With radiator.

**Bedroom Two** 14' 2" x 10' 0" (4.32m x 3.05m)

With radiator.

#### En-suite Shower Room

With WC, vanity wash hand basin, shower cubicle, radiator.

**Bedroom Three** 14' 0" x 9' 6" (4.27m x 2.9m)

With radiator.

#### Bathroom

With WC, wash hand basin, free standing bath with mixer / filler, shower cubicle, radiator, built in airing cupboard.





Living Room



Dining Kitchen





Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three

#### Outside:

Enclosed mature landscaped courtyard garden with established stocked and shrubbed borders.

#### Services

Mains water, electricity and drainage. Electric heating system installed in 2018.

#### Tenure

Freehold title for the main property.

#### Council Tax

Band C.

#### Storm Desmond 2015

The property experienced some water ingress through the front entrance during Storm Desmond in 2015. Since this event, several defensive measures have been implemented, including a new porch and the provision of a flood defence barrier.

#### Viewing

By appointment with Hackney and Leigh's Keswick office.

#### Directions

Proceed east from Keswick on the A66 towards Penrith and turn left where sign posted to Threlkeld. Continue up the hill into the village and the access road to the property is situated on the left before the Horse and Farrier public house.

#### Price

Offers in the region of £595,000.





View from Garden



Patio





Millerdale Cottage Entrance



Rear Elevation

Request a Viewing Online or Call 01768 593593



# Meet the Team

## Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Ruth Leckie

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Nicola Atkinson

Lettings Team

Tel: 01539 792035  
lettings@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01768 593593** or request  
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

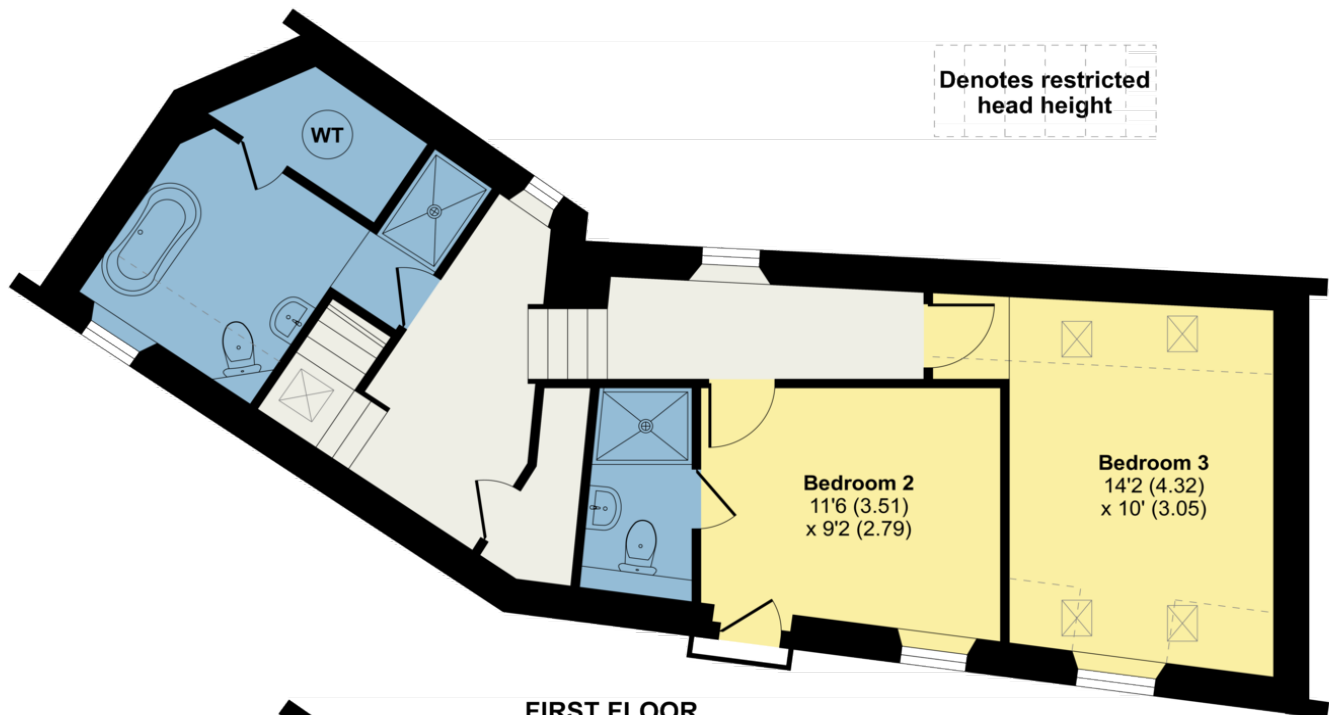
# Millerdale Cottage, Threlkeld, Keswick

Approximate Area = 1109 sq ft / 103 sq m

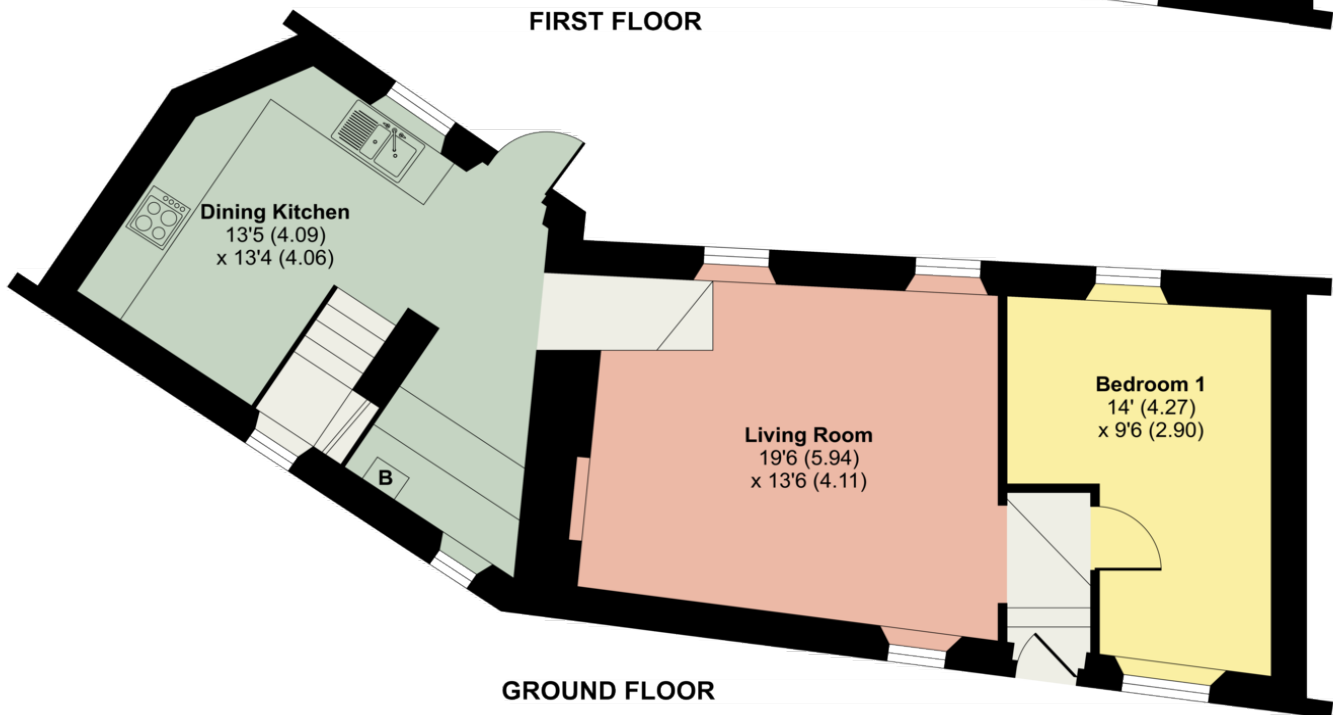
Limited Use Area(s) = 61 sq ft / 5.6 sq m

Total = 1170 sq ft / 108.6 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: 1040657

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 07/10/2023.

Request a Viewing Online or Call 01768 593593