

# Kemlyn

6 CHURCH TERRACE | CALDBECK | WIGTON | CUMBRIA



**FINEST**  
PROPERTIES



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A charming Lakeland cottage nestled in an  
idyllic village location

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Hesket Newmarket 1.2 miles | M6 Junction 41 11.8 miles | Carlisle 13.8 miles | Penrith 15.4 miles  
Keswick 16.6 miles



## Accommodation in Brief

Entrance Hall | Sitting Room | Snug | Kitchen | Utility Room | WC

Principal Bedroom with En-suite Shower Room

Second Bedroom with En-suite Shower Room & Mezzanine

Two Further Bedrooms | Bathroom

Raised Patio Area & Pergola | Decking | Shed | Parking







## The Property

Kemlyn is a charming traditional cottage in a quiet village location in the north of the Lake District National Park. This pretty Lakeland property benefits from idyllic views over Caldbeck cricket field and the unspoiled landscape beyond. There is easy access to everything that the National Park has to offer, including stunning fells and beautiful Lakes, along with delightful villages and a host of outdoor activities.

The front door opens to the entrance hall with access to the ground floor accommodation and stairs to the first floor. The sitting room has impressive proportions, stretching from the front elevation to the rear. A cosy feature fireplace sits to one side and French doors open to the rear gardens. The kitchen has a country style with plenty of storage and ample room for a table and chairs. A separate utility room has space for white goods, external access along with a WC tucked to one side. Adjoining the sitting room is the snug, which offers a quiet spot to relax in peace. Stairs rise from one corner of the snug to a bedroom with en-suite shower room and mezzanine above. This is currently configured as a comfortable sitting room with the sleeping area on the mezzanine.



The main staircase from the hall leads to the first floor and three more bedrooms. The principal bedroom sits to the rear with the elevated position making the most of the fantastic views. The bedroom is served by an en-suite shower room. The two remaining bedrooms sit to the front elevation; one is currently configured as a study for home working. These bedrooms are served by the family bathroom with suite comprising bath with shower over, wash hand basin and WC.



## Externally

Kemlyn benefits from manageable outdoor space with fabulous views. To the side is off-road parking space and there is a useful shed for the storage of outdoor equipment. The main outdoor space is to the rear with a patio and gravelled areas. A large raised decked seating area is sheltered by a pergola. This is perfectly positioned to take in charming views across the village cricket field.





## Local Information

Caldbeck is a traditional fell village situated to the very north of the Lake District National and close to Skiddaw, Bassenthwaite and the Uldale Fells. For the outdoor enthusiast the property is ideally placed for fell walking, climbing and cycling, with water sports and boat trips close by. Caldbeck has a village store with fuel pumps, catering to everyday needs. There are two cafés, a country pub, a hairdresser, a bowling green, gift shops and also a doctor's surgery. A community bus service provides a link to surrounding areas.

The nearby villages of Hesketh Newmarket and Uldale provide further pubs, eateries and shops, whilst Ireby and Bassenthwaite offer a range of facilities. To the south is Keswick, with a thriving community and a range of local amenities including a variety of shops, supermarkets, cafes and public houses, together with hotels, banks, garages, library, doctor and dentist surgeries and a market twice a week. Also nearby is the modern leisure complex, gymnasium and spa at Armathwaite Hall and many different country pursuits to take part in.

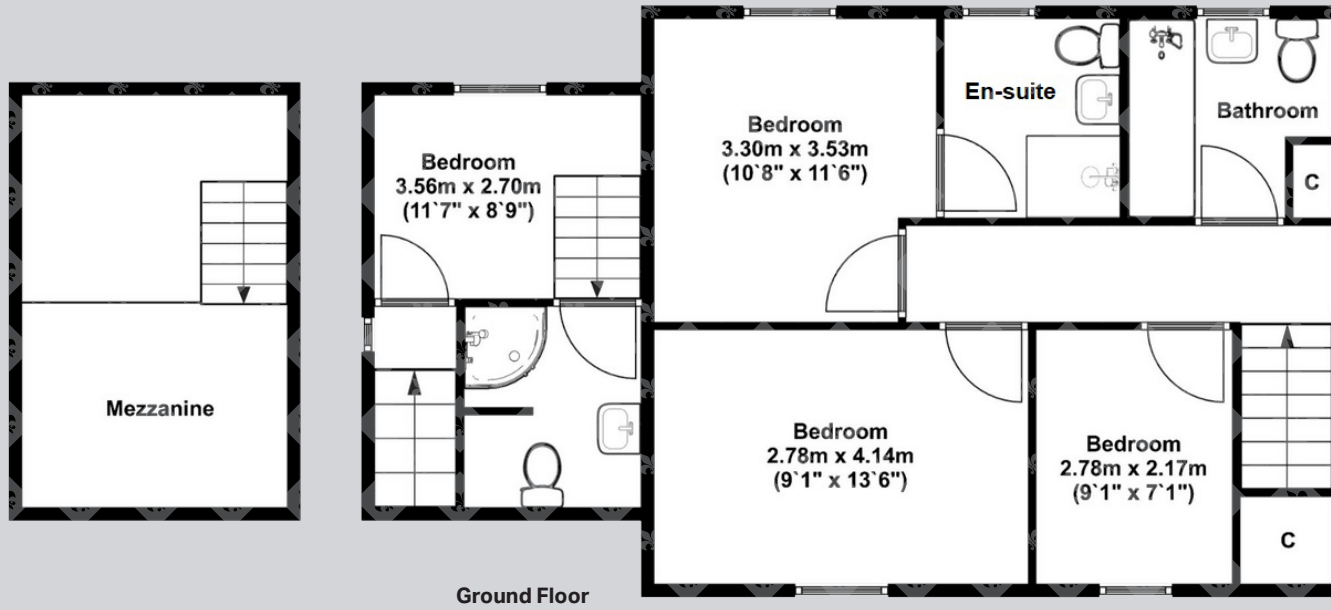
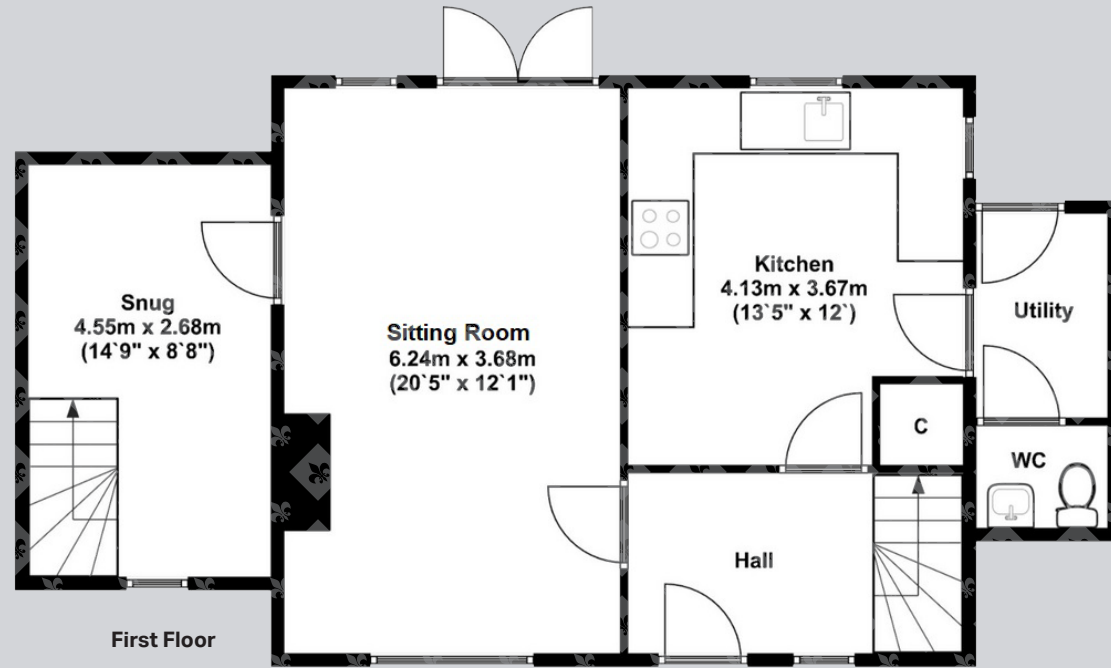
The regional centre of Carlisle is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities. For schooling, Fellview Primary School in Caldbeck is just a short distance away and for senior schooling there are high-regarded schools in Wigton, Penrith and Keswick.

For the commuter the A595 is nearby and the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.





# Floor Plans



## Directions

From Carlisle city centre head west on Bridge Street (A595) and just after crossing the River Caldew turn left onto Shaddongate (B5299) signposted to Dalston. Follow this road, going through Dalston and Welton, and after 11.5 miles turn left (staying on the B5299) and continue for about 1.2 miles to Caldbeck. From The Oddfellows Arms in the centre of the village head east on the B5299.

After 0.1 miles Church Terrace is on the left-hand side.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water and drainage. Oil-fired central heating.

**Postcode**

CA7 8DR

**Council Tax**

Band D

**EPC**

Band D

**Tenure**

Freehold

## Viewings Strictly by Appointment

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