



Threlkeld

Offers over £300,000

1 Sunnybank, Threlkeld, Keswick, CA12 4SB

A three bedroom semi-detached house occupying an elevated site with an adjoining paddock pleasantly situated at the periphery of Threlkeld village and enjoying delightful fell views to St John's in the Vale and Blencathra.

A local occupancy condition applies that requires the purchaser to have lived (in their only or principal home) or worked within the boundaries of the National Park or AONB respectively, or a combination of the living or working for three years immediately prior to purchase.

Conveniently located off the A66 at the foot of the mighty Blencathra fell approximately 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.

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Quick Overview

Semi-detached house

Elevated site at the periphery of Threlkeld village

Delightful fell views to St John's in the Vale and Blencathra

Approximately four miles from Keswick
Three bedrooms

Front and rear gardens

Adjoining paddock

Local occupancy condition applies

Property Reference: KW0412



Living Room



Living Room



Kitchen



Kitchen

Accommodation

Ground Floor:

Entrance Hall

With radiator, built in cupboard.

Living Room

With windows to two elevations, recessed fireplace incorporating stone hearth and wood burning stove, radiator.

Kitchen

With fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated double oven, hob, extractor unit, plumbing for washing machine, radiator.

Rear Hall

With built in cupboard.

Utility Room

With central heating boiler.

WC

With WC, radiator.

Conservatory

With radiator, front door and rear patio door.

First Floor:

Landing

With built in airing cupboard.

Bedroom One

Front bedroom with delightful fell views to St John's in the Vale, radiator.

Bedroom Two

Rear bedroom with view to Blencathra, radiator, access ladder to boarded attic room with roof window.

Bedroom Three

Rear bedroom with view to Blencathra, radiator.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.

Outside:

Front lawned garden with stocked and shrubbed borders, side paved patio and decked terrace, rear lawned garden with paved patio and shrubbed borders, garden shed, adjoining side paddock.

Services

Mains water, electricity and drainage. LPG central heating.

Tenure

Freehold.

Local Occupancy Restriction

A local occupancy condition applies that requires the purchaser to have lived (in their only or principal home) or worked within the boundaries of the National Park or AONB respectively, or a combination of the living or working for three years immediately prior to purchase.

Council Tax

Band C.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick proceed east on the A66 towards Keswick and turn left at the first signpost for Threlkeld. Proceed ahead and after passing the village hall turn left onto Blease Road and continue ahead passing the primary school and the car park on the right until you reach Sunny Bank situated on the right.

Price

Offers over £300,000 are invited for consideration.



Bedroom One



Bedroom Two



Rear View

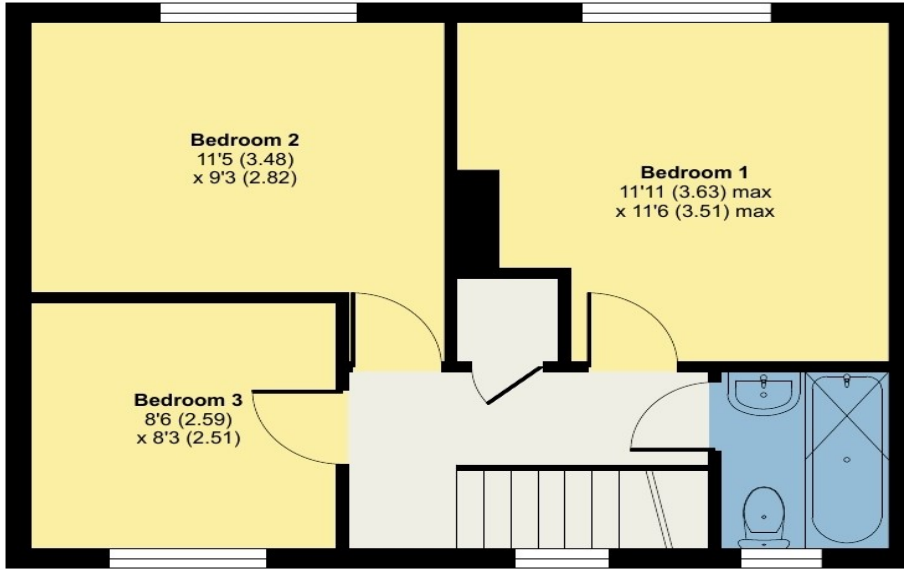


Front View

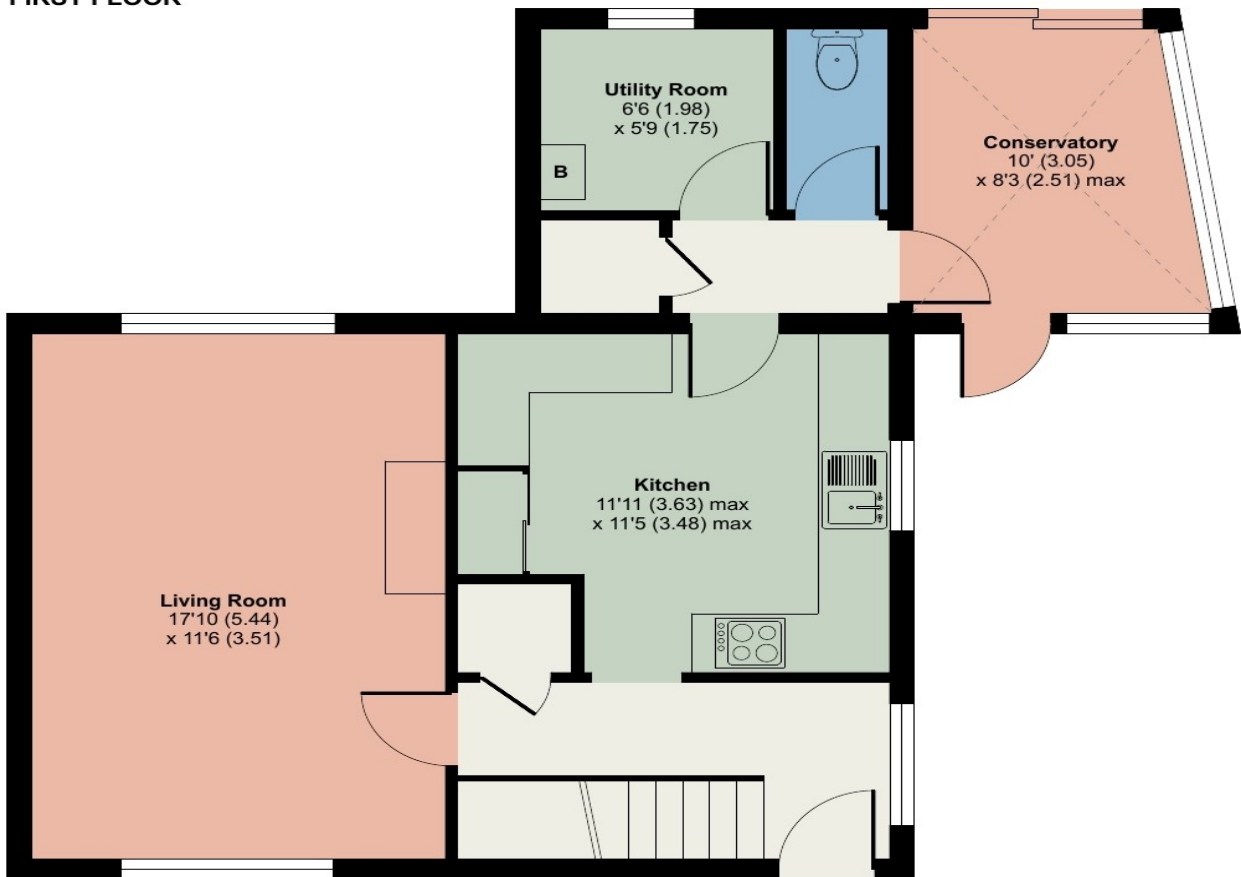
1 Sunnybank, Threlkeld, Keswick

Approximate Area = 1030 sq ft / 95.6 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). © nīchecom 2024.
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