



## Thornthwaite

Offers over £279,000

Ashbrae, Thornthwaite, Keswick, Cumbria, CA12 5SG

A charming two bedroom Lakeland stone built converted barn pleasantly situated on a tranquil cul de sac in Thornthwaite village and enjoying a delightful view directly to Barf fell.

Thornthwaite is located by Whinlatter Forest at the foot of Barf fell under four miles from Keswick and approximately nine miles from Cockermouth.

There is a regular bus route and numerous amenities are provided in the neighbouring village of Braithwaite including regular bus routes, Church of England primary school, shop and a visiting post office, church, village hall with sporting facilities, café, hotels, restaurants and public houses. There is a foot and cycle path into Keswick.

The property is subject to a Cumbria wide local occupancy restriction.



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1



C



Superfast  
Broadband  
Available



2

### Quick Overview

Charming Lakeland stone built converted barn

Tranquil cul de sac position in  
Thornthwaite village

Under four miles from Keswick

Nine miles from Cockermouth

Delightful view directly to Barf fell

Two double bedrooms

Rear paved courtyard and on-site parking area

Cumbria wide local occupancy condition applies

Property Reference: KW0471





Entrance Hall



Kitchen



Living / Dining Room



Living / Dining Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With full height windows, glazed entrance door, radiator, oak floor, under stairs cupboard.

#### Open Plan Living / Dining Room

With vaulted ceiling, two radiators, double oak doors to an external Juliet balcony.

#### Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine and dishwasher.

### First Floor:

#### Landing

With radiator, two built in cupboards.

#### Bedroom One

With radiator, roof window.

#### Bedroom Two

With radiator, roof window.

#### Bathroom

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





Living / Dining Room



Living / Dining Room





Bedroom One



Bedroom Two



Bedroom Two



Bathroom

### Outside:

Rear paved patio, block paved courtyard and on-site parking area.

### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Tenure

Freehold.

### Council Tax

Band C.

### Local Occupancy Restriction

We are advised that the local occupancy restriction relating to the property is subject to the following:

A person employed, about to be employed or last employed in the locality, or a person who has over the three year period immediately preceding occupation of the property had their only or principle residence in the locality.

The locality is the county of Cumbria.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick town centre proceed west bound on the A66 and turn left where sign posted to Thornthwaite. Continue through the village and the entrance road to the property is situated on the right immediately after passing Jenkin Hill Cottage on the right.

### What3words

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### Price

Offers over £279,000 are invited for consideration.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).





Front Elevation



Front Courtyard





Front Courtyard



Parking Area

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  
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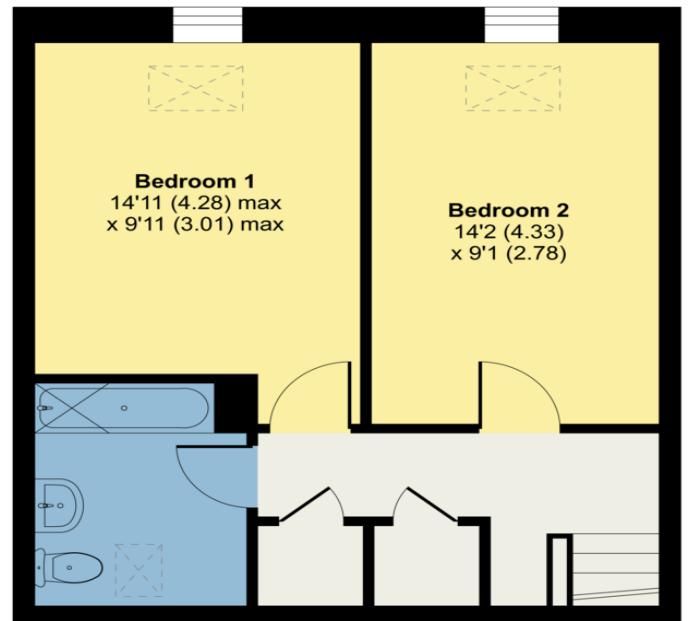
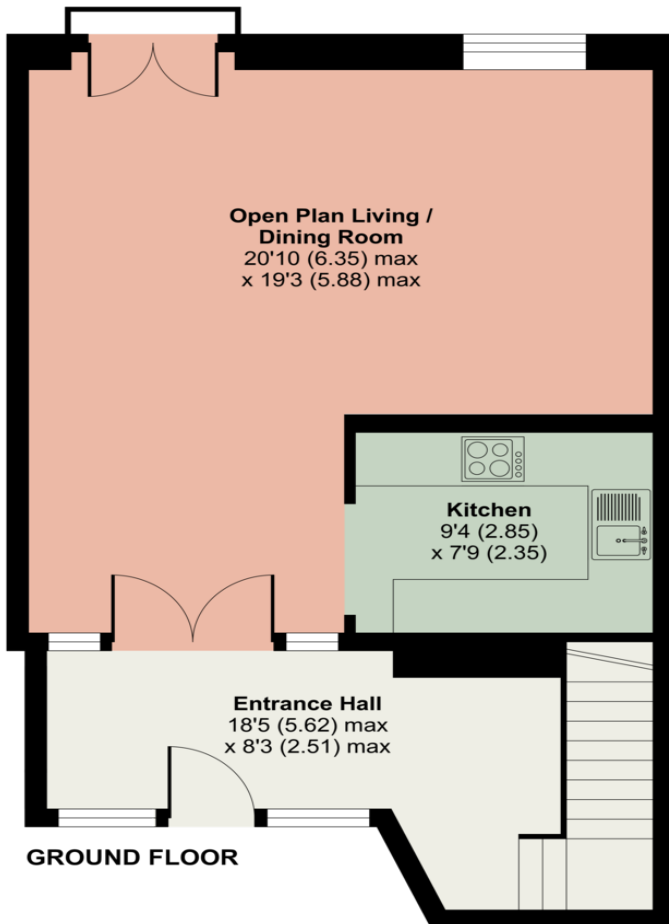
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# Ashbrae, Thornthwaite, Keswick

Approximate Area = 935 sq ft / 86.8 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1307150

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