

1 Manor Park
Keswick

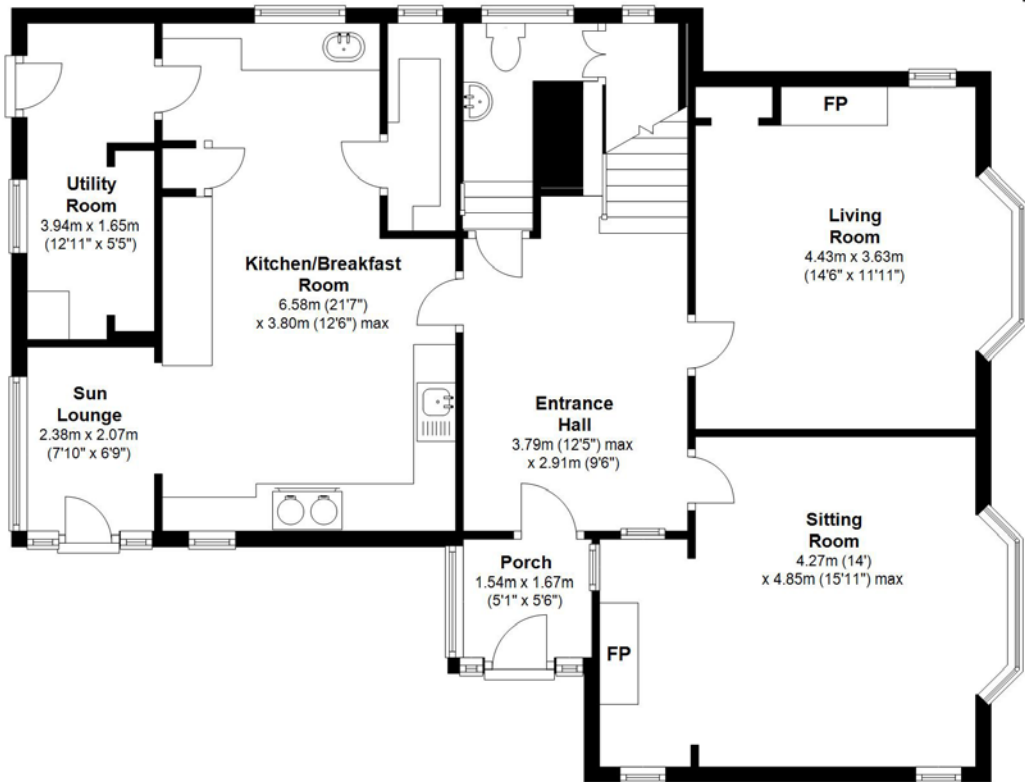
Edwin
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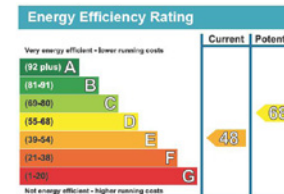
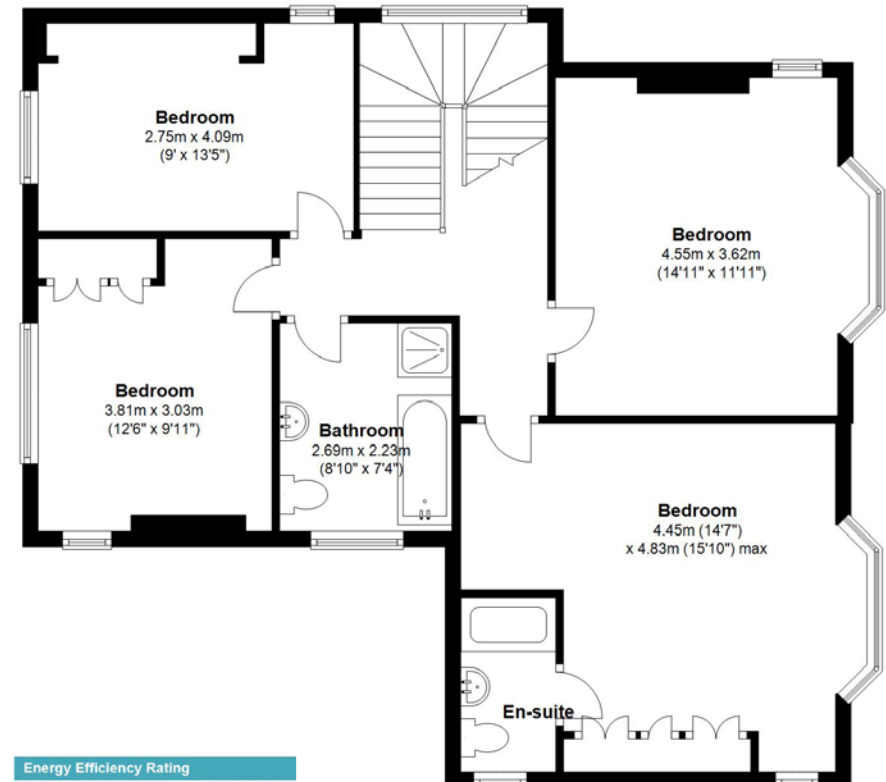
1 Manor Park

Keswick, Cumbria, CA12 4AB

Ground Floor



First Floor



Brief Résumé

An outstanding 4 bedroomed character property. Ideally located in a pleasant residential area close to the town centre and with fine views. The property stands in its own delightful private gardens.

Description

1 Manor Park is a house of some distinction offering elegant and well proportioned accommodation which is presented to a high standard throughout. The accommodation which briefly comprises a spacious reception hall, 2 reception rooms, impressive dining kitchen and conservatory, ground floor WC, and on first floor 4 bedrooms (1 ensuite) and family bathroom, all benefiting from delightful outlooks over the gardens including some fine views towards the surrounding Lakeland fells. The principal rooms are south facing, but almost all the rooms enjoy excellent natural lighting from dual aspect windows. The property is mostly upvc double glazed, has gas central heating, off road parking, some outbuildings, and the gardens which extend to all sides of the house are a notable feature.

Situated on a corner plot at the junction of Ambleside Road and Manor Park this is particularly popular and pleasant residential area. Unusually, for a house of this stature it is most conveniently located within easy level walking distance of the town centre and local amenities.

Accommodation

Ground Floor

Entrance Porch

Attractive entrance porch with leaded half glazed entrance door and matching leaded windows to 2 sides, patterned tiled floor, internal window to lounge, and inner leaded half glazed door to:

Reception Hall

An elegant reception hallway with decorative moulding to ceiling, picture rail, radiator, borrowed light from internal window to lounge. A broad staircase leads off to the first floor with further natural lighting introduced from a large, secondary glazed, feature leaded window on the half landing above.

WC

Separate WC with wash basin, radiator, half tiled walls, tiled floor, and window to side with fitted extractor fan, large walk-in understairs store cupboard with further window to side

Lounge

Light south facing room with attractive ceiling mouldings, picture rail, and spacious timber panelled recess with open fire grate having slate surround and hearth, and fine mahogany mantelpiece, with upvc double glazed window having fitted Venetian blinds to one side of the fire place and further internal windows to entrance lobby and hall. Large upvc double glazed bay window to side (south facing) and further upvc double glazed window to the front



Drawing Room/Dining Room

Adams style white painted timber mantelpiece, multi fuel stove, slate surround and hearth, built-in book shelves to alcove, picture rail, attractive mouldings to ceiling, plate display shelf over door, radiator, large upvc double glazed bay window to side (south facing) with fitted window seat, and further upvc double glazed window to rear

Kitchen

Impressive well appointed fitted dining kitchen with extensive range of cream fronted wall and base units comprising cupboards and drawers with contrasting granite work surface on 2 sides incorporating integral waste bin with granite lid, and deep Belfast style porcelain sink with mixer tap. Remaining worktops are of solid maple wood, all with tiled up-stands, and hidden work top lighting. Fitted two oven gas fired Aga, plus additional electric oven Aga module. Integral appliances include dishwasher, and fridge freezer. Additional stainless steel wash hand basin with mixer tap, radiator, oak boarded floor, upvc double glazed windows with fitted Venetian blinds to front and rear. Walk-in shelved pantry with window to rear. Opening to:



Conservatory

Upvc double glazed windows with fitted Venetian blinds on 2 sides, also incorporating upvc double glazed door leading onto garden. Oak boarded floor and radiator

Utility Room

Slate tiled floor, range of fitted cupboards and shelves including cloaks hanging space, plumbing for washing machine, gas boiler, radiator, loft access, upvc double glazed window with fitted Venetian blind to side, and half glazed door leading out to garden

First Floor

Landing

Picture rail, radiator

Bedroom 1

Picture rail incorporating plate display shelf over door, radiators, large bay window to side (south facing) with fitted Venetian blind and window seat, plus further upvc double glazed window to the rear



Bedroom 2 (including ensuite)

Range of fitted wardrobes and drawers, picture rail, radiator, large upvc double glazed bay window to side (south facing) with fitted Venetian blind and window seat and further upvc double glazed window to the front

Ensuite

Tiled shower cubicle with glass screen and Mira electric shower, WC, wash basin, tiled floor, chrome ladder style radiator, extractor fan, upvc double glazed window to front with fitted Venetian blind

Bedroom 3

Fitted wardrobes and cupboards including mirror fronted central door, picture rail, radiator, upvc double glazed windows to front and side

Bedroom 4

Picture rail, radiator, loft access with drop down ladder, upvc double glazed window to side with fitted Venetian blind, and further sealed unit double glazed window to rear

Bathroom

Wash basin, WC, panelled bath, separate shower cubicle with Mira electric shower, tiled walls and floor, white ladder style radiator, extractor fan, upvc double glazed window to front with fitted Venetian blind



Attic

Spacious part boarded attic with window to gable end

Out Buildings

Workshop/Store

Brick built with pitched slate roof, light, power and water installed, roof window, side window

Garden/Log Store

Internal light, side window

Coal Store

Greenhouse

Timber framed greenhouse with timber potting shelves, cold water supply, light and power socket installed

Gardens

The mature landscaped gardens around the property, are enclosed for privacy by high mature hedges. The gardens are largely laid to lawn, but incorporate well stocked flower borders also including many fine mature shrubs and trees. Outside the conservatory is a raised slate patio, and to the far side (accessed from Manor Park) is a brick paviour driveway with brick paviour



path leading to the back door. A further slated paved path runs from the main entrance gate to the front door. The well kept gardens are a delightful feature of this property.

Council Tax

The Valuation Office website identifies the property as being in Band 'F' and the Allerdale Borough Council website lists the Council Tax payable for the current year, 2016/2017 as being £2,468.75p

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited

Ref: C1054



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