

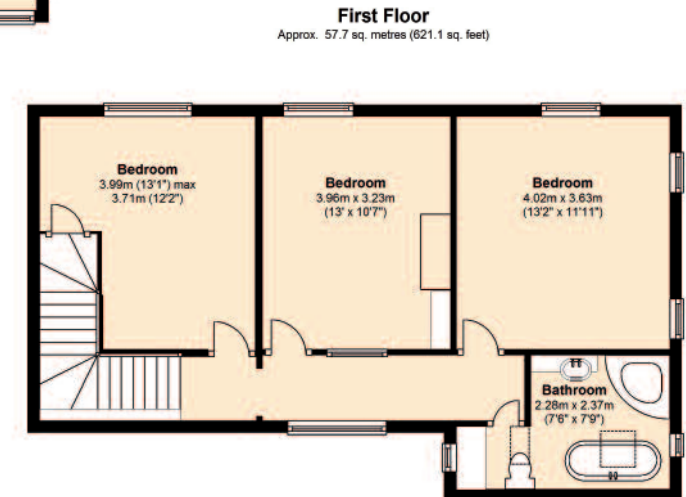
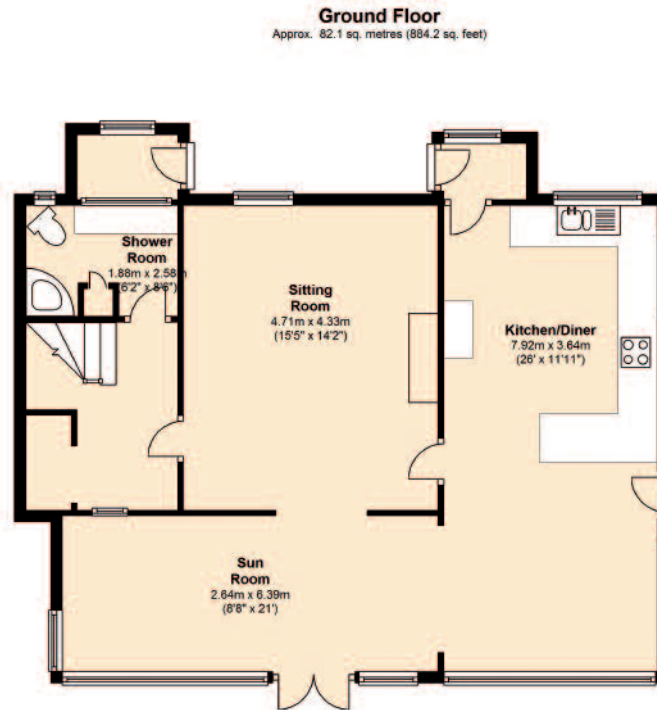
2 Stable Cottages,  
Threlkeld, Keswick

Edwin  
Thompson





## 2 Stable Cottages, Threlkeld, Keswick, Cumbria, CA12 4TX



## Brief Résumé

Truly deceptive 3 bed roomed semi detached house with parking, garden, and out buildings. Interesting semi rural location with views. Modern spacious accommodation. No upward chain. Must be viewed.

## Description

2 Stable Cottages occupies an interesting, slightly elevated position, at the very "top" end of the Threlkeld Quarry community. In part the property overlooks the former quarry site, now a museum, which continues to rise to the nearby open fell known as Clough Head, and from this side of the valley there are spectacular views of Blencathra to the north. Threlkeld Quarry has proven to be a popular residential area for local people in particular, but the property is equally suitable as a second home or for investment purposes.

This property has been substantially extended and modernised to provide some surprisingly spacious and contemporary accommodation. An outstanding feature of this property is the open plan living kitchen/dining room/sun room, all of which benefit from under floor heating. Additional accommodation on the ground floor comprises a more intimate sitting room with multi fuel stove, and ground floor shower/utility room. On the first floor are 3 good sized bedrooms and a well appointed contemporary bathroom. Internally the accommodation is well presented, a further notable feature is the use of solid green oak in the construction of the front porch and the rear extension, together with the use of matching internal joinery and doors etc. Outside the property has parking for 2 or 3 cars to the front with a brick built store shed, and to the rear there are lovely garden areas incorporating a substantial cedar wood summer house offering potential for a wide range of uses.

## Directions

From Keswick follow the A66 in an easterly direction, and shortly after passing the first turning on the left to Threlkeld, take the next righthand turning towards St Johns in the Vale and Threlkeld Quarry, and follow this road the (B5322) for approximately quarter of a mile, and on passing the embankments of the old railway on either side of the road immediately turn a sharp left into Threlkeld Quarry. Follow the quarry road to the end of the row of houses on the righthand side, and turn right up the hill with the stone wall to your left (do not proceed into the Blencathra Business Centre or follow the quarry road). 2 Stable Cottages is at the top of the hill on the righthand side.

## Accommodation:

### Ground Floor

#### Entrance Porch

Enclosed entrance porch with sealed unit double glazed door and large window with linen Roman blind, coloured slate tiled floor incorporating mat well, oak boarded inner door to:

#### Kitchen

Modern contemporary designed kitchen with range of base units incorporating cupboards and drawers, with granite worktops, spacious wall cupboard with innovative roller shutter cover, one and half bowl stainless steel sink with mixer tap, integral Belling ceramic hob with stainless steel and glass cooker hood above,

and Belling electric oven. Recessed ceiling lights, coloured slate tiled floor with under floor heating, oak boarded door to sitting room, open plan extending into:

#### Dining Room

Part of the oak framed rear extension with coloured slate tiled floor and under floor heating, recessed ceiling lights, door to outside, sealed unit double glazed windows to side and rear, open plan extending into:

#### Sun Room

This room is a continuation of the green oak framed rear extension, which also has under floor heating, recessed ceiling lights, sealed unit double glazed windows to side and rear with fitted Venetian blinds, internal window to inner hall

#### Sitting Room

Inglenook style fireplace with exposed stone work, slate heath and large exposed timber lintel, incorporating multi fuel stove. Exposed ceiling beam, oak laminate flooring, radiator, upvc double glazed window to front, oak boarded door leads to:

#### Inner Hall

Oak laminate floor, cloaks hanging space, understairs recess housing Grant oil fired combi boiler, oak boarded door to:

#### Shower Room

Tiled corner shower cubicle, corner positioned WC, one and half bowl stainless steel sink with mixer tap and cupboards underneath, towel rail, plumbing for washing machine, recessed ceiling lights, coloured slate floor, upvc double glazed window to front

### First Floor

#### Stairs

With sealed unit double glazed window to rear

#### Landing

Recessed ceiling lights, sealed unit double glazed window to rear

#### Bedroom

Radiator, over stairs cupboard, upvc double glazed window to front with roller blind



#### Bedroom 2

Tiled fire place, fitted shelves to alcove, exposed timbers to wall, loft access, radiator, internal window to landing, upvc double glazed window to front

#### Bedroom 3

Recessed ceiling lights, loft access, radiator, sealed unit double glazed window to front and side with fitted roller blinds

## Bathroom

Tiled corner shower cubicle, extractor fan, contemporary roll top bath with central tap, circular wash basin with pillar tap inset to bathroom cabinets, WC, fitted bathroom storage cupboards and drawers, recessed ceiling lights, chrome ladder style radiator, Velux roof window plus small sealed unit double glazed windows to either side

## Outside

To the front is a narrow paved strip leading on to the access lane, the other side of which is a parking area for 2 to 3 cars plus a brick built storage shed. To the rear are most attractive garden areas comprising, a slate paved patio edged by a raised flower bed built of local stone, beyond which is an area mainly laid to lawn but incorporating mature shrubs and trees, and a further wooded garden area incorporating several mature trees and a very large cedar summer house with electricity supply connected, plus water and drainage connections immediately available.

## Agents Note

The grassed area of garden beyond the slate patio is technically a drying green, but has been exclusively used by the property for many years. The vendor advises that title to another section of the rear garden and the parking area to the front will be in place prior to sale. To the north of the parking spaces within the "builders yard" planning permission has been granted for 2 houses.

## Services

Mains water, drainage and electricity are connected.

## Council Tax

The Valuation Office website identifies the property as being in Band 'B' and the Allerdale Borough Council website lists the Council Tax payable for the current year, 2011/12 as being £1,228.47p

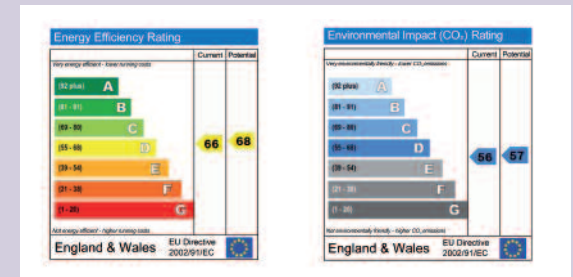
## Offers

Guide Price: £365,000 (three hundred and sixty five thousand pounds)  
All offers should be made to the Agents, Edwin Thompson LLP

## Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP

Ref: H1095





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