



Threlkeld

Offers in the region of **£328,000**

2 School House, Threlkeld, Keswick, CA12 4TT

A single storey semi-detached two bedroom cottage with stunning fell views in a tranquil rural Lakeland setting located under five miles from Keswick and under two miles from Threlkeld village. Upgrading of the accommodation is required.

Conveniently located off the A66 at the foot of Blencathra fell, Threlkeld provides a range of amenities including a regular bus service, primary school, two public houses and a village hall with cafe.

Quick Overview

- Single storey semi-detached cottage
- Upgrading required
- Tranquil rural Lakeland setting
- Stunning fell views
- Under five miles from Keswick
- Under two miles from Threlkeld village
- Two bedrooms
- Rear courtyard and garden
- On-site parking
- Garage and outbuildings



Property Reference: KW0359



Living Room



Dining Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

Entrance Hall

Bedroom One With radiator.

Bedroom Two With radiator.

Living Room With stone fireplace, two radiators.

Dining Kitchen With windows to two elevations, two radiators, built in cupboard.

Inner Hall With built in cupboards.

Bathroom With WC, wash hand basin, bath, shower, radiator.

Rear Porch

Outside: Side driveway providing on-site parking space, garage with store, two additional stores, greenhouse, rear courtyard and lawned garden.

Services Mains water, electricity, LPG fired central heating.

Tenure Freehold.

Council Tax Band C.

Viewing By appointment with Hackney and Leigh's Keswick office.

Directions From Keswick proceed on the A66 eastbound towards Penrith and after approximately four miles take the right hand turning for Threlkeld Quarry and Thirlmere. Follow this road for approximately half a mile, passing the turn for the Caravan and Campsite and take the next left hand turn as signposted to the Mining Museum and Blencathra Business Centre and then proceed ahead and turn right immediately before Glenderamackin Terrace. Continue ahead and the property is located on the left.

Price Offers in the region of £328,000 are invited for consideration.

Anti Money Laundering: 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 (inc. 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).



Rear Garden



View

2 School House, Threlkeld, Keswick

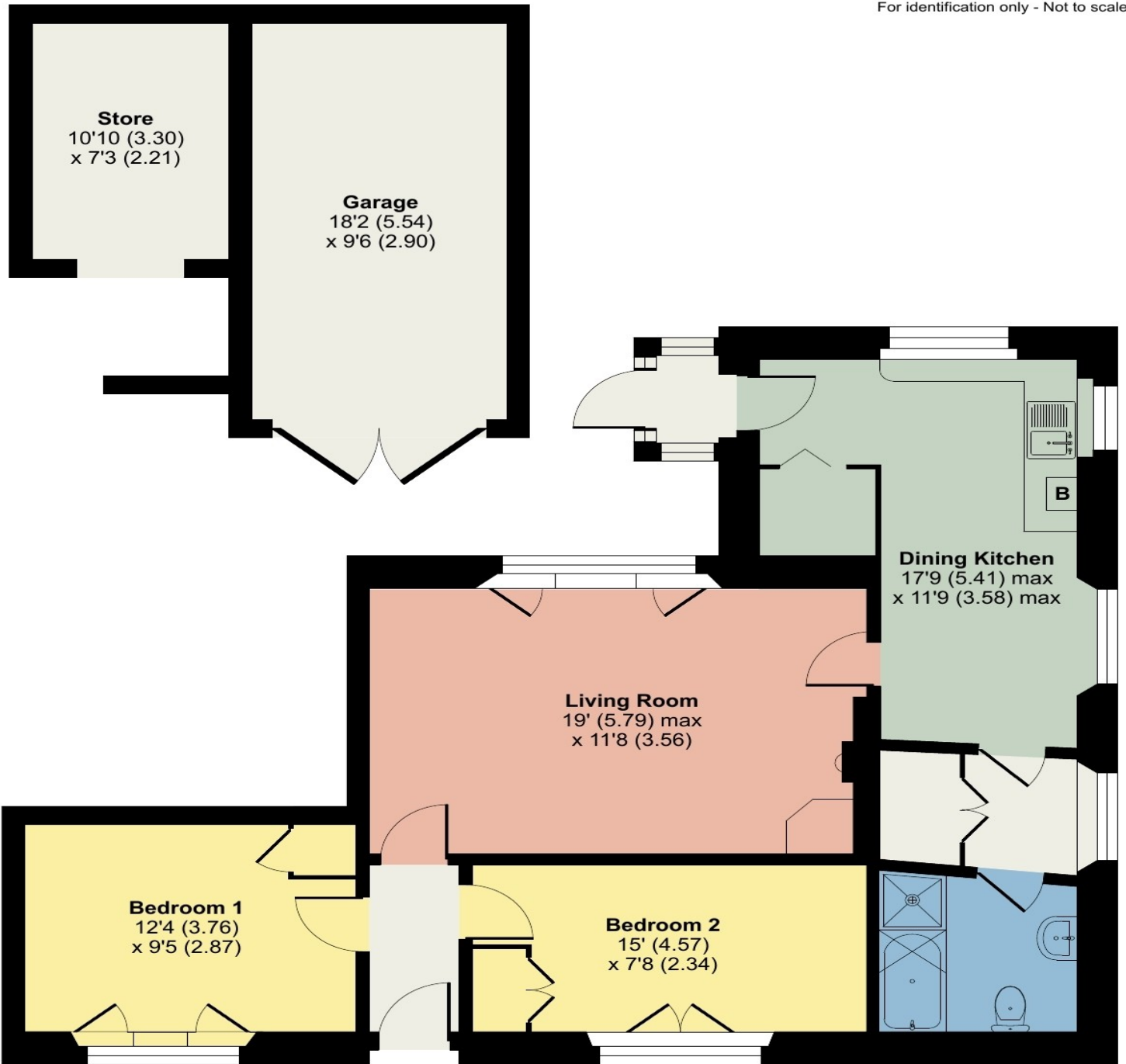
Approximate Area = 800 sq ft / 74.3 sq m

Garage = 173 sq ft / 16.1 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1052 sq ft / 97.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Hackney & Leigh. REF: 1121902

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