



Thornthwaite

Offers in the region of **£425,000**

Woodside Cottage, Thornthwaite, Keswick, CA12 5SA

A charming detached single storey two bedroom period cottage occupying a tranquil elevated site in Thornthwaite village and enjoying a delightful front view to the majestic fells. This most appealing property is equally suitable as a primary home, second home or for continued lucrative holiday letting as successfully operated by the present owners.

Thornthwaite village is conveniently located four miles west of Keswick and close to the wide range of local amenities provided in neighbouring 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.

Quick Overview

Charming detached single storey period cottage

Tranquil elevated site in Thornthwaite village

Delightful front view to the majestic fells

Four miles from Keswick and under one mile from Braithwaite

Two double bedrooms

Living room and fitted dining kitchen

Surrounding gardens and on-site parking space

Equally suitable as a primary home, second home or for lucrative holiday

Property Reference: KW0413





Living Room



Kitchen



Bedroom One



Bedroom Two

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall With radiator.

Living Room With windows to two elevations, recessed fireplace with wood burning stove, radiator.

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

Bedroom One Front bedroom with windows to two elevations, period fireplace, radiator.

Bedroom Two Rear bedroom with radiator.

Bathroom With bath including shower over, wash hand basin, ceramic wall tiling, radiator.

WC With WC, radiator.

Outside: Front parking space, surrounding pathways, side and rear garden including side paved terrace, surrounding stocked and shrubbed borders, mature trees, integral store.

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

Tenure Freehold.

Rateable Value £2,400.

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

Directions From Keswick proceed west on the A66 and turn left where sign posted to Thornthwaite. Continue into the village and turn left where sign posted to the Galleries. Proceed ahead and then right at the T junction. The property is situated within the row of properties on the left.

Price Offers in the region of £425,000.

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).



Living Room

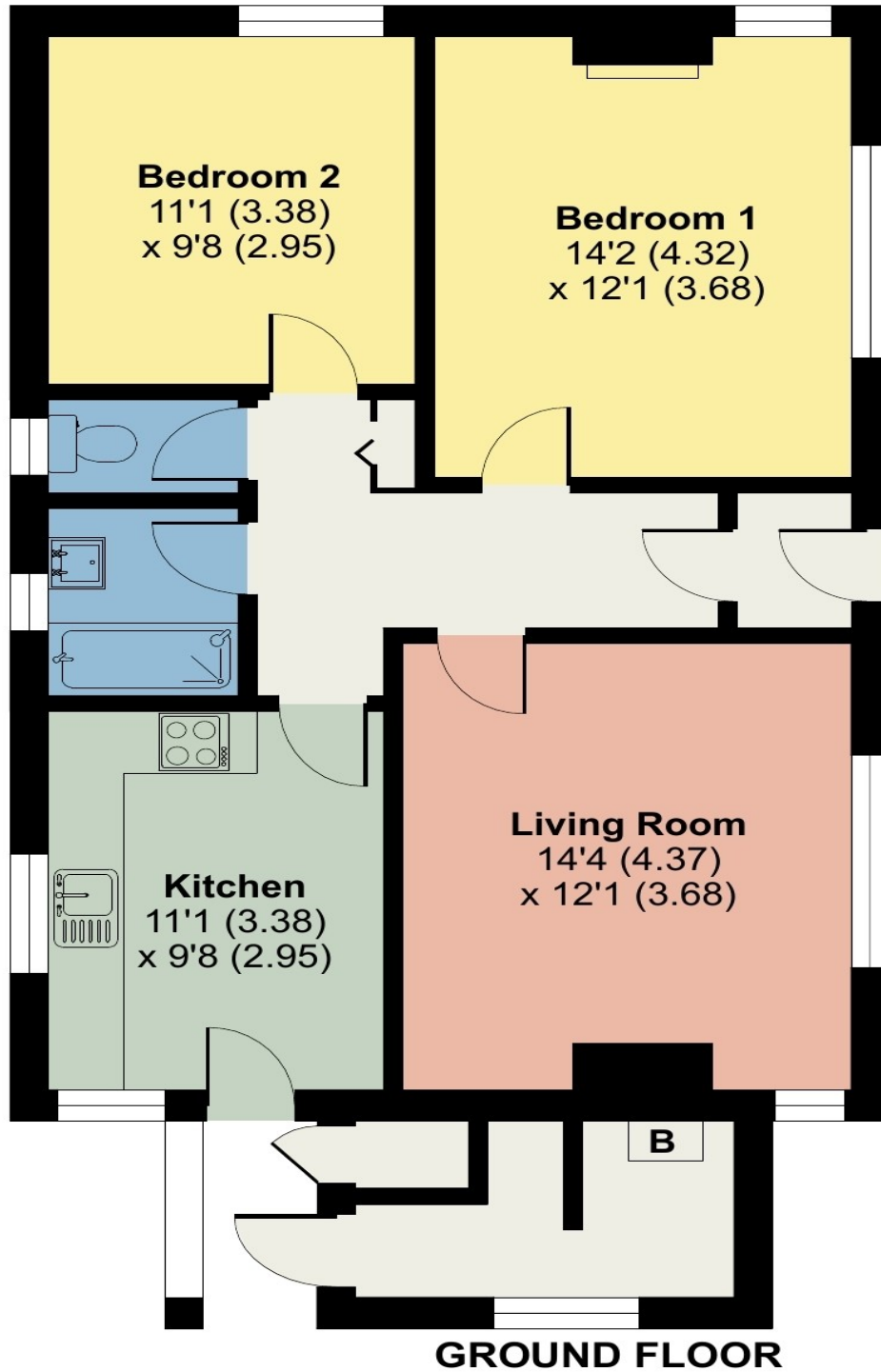


Kitchen

Woodside Cottage, Thornthwaite, Keswick, CA12

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 1215751

A thought from the owners...

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