



## Thornthwaite

Offers over £450,000

### 9 Swan House, Thornthwaite, Keswick, CA12 5SQ

A substantial two double bedroom self-contained ground floor luxury apartment enjoying a delightful rural setting with stunning Lakeland fell views and beautifully mature landscaped communal grounds.

Conveniently located at the foot of Barf with its well-known Bishop's Rock only four miles from Keswick town centre, ten miles from Cockermouth and close to the wide range of local amenities provided in Thornthwaite and Braithwaite villages.

This most appealing spacious apartment provides an immaculate standard of tastefully appointed accommodation and is equally suitable as a primary residence, recreational second home or for lucrative holiday rentals.

Internal viewing is highly recommended.

### Quick Overview

Substantial self-contained ground floor luxury apartment

Stunning Lakeland fell views

Delightful rural setting at the periphery of Thornthwaite village

Four miles from Keswick

Spacious, immaculately presented and tastefully appointed accommodation

Two double bedrooms

Living room and fully fitted dining kitchen

Superb bathroom

Private rear paved terrace and beautifully mature communal landscaped gardens including parking

Equally suitable as a primary home, recreational second home or lucrative holiday rental investment

Property Reference: KW0456



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Ultrafast  
Broadband  
Available



Communal





Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Communal Entrance Hall

#### Entrance Hall

With built in cupboard.

#### WC

With WC, vanity wash hand basin, ceramic wall tiling.

#### Inner Hall

With radiator.

#### Living Room

With windows to two elevations, feature stone fireplace with stove style living flame gas fire, two radiators.

#### Dining Kitchen

With fitted base and wall units including pelmet lighting and marble work surfaces, under mounted sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, fridge with freezer, radiator, external door.

#### Bedroom One

With windows to two elevations, radiator, built in cupboard.

### Lower Ground Floor:

#### Inner Hall

With radiator, built in cupboard.

#### Bedroom Two

With radiator, built in cupboard.

#### Bathroom

With WC, vanity wash hand basin with marble surface, roll top bath, quadrant shower cubicle, ceramic wall tiling, radiator, heated towel rail.

#### Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, radiator.





Living Room



Dining Kitchen





Bedroom One



Bedroom Two



Bathroom



Utility Room

### Shared Basement Store Room

With external door.

### Outside:

Private paved rear terrace and side pathway, extensive communal grounds including beautifully mature landscaped gardens with lawns, feature pond, seating areas, communal barbecue with dining area and communal parking spaces.

### Services

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

### Tenure

Share of freehold.

### Service Charge

We are advised that the owners currently pay a service charge of £280 per month to cover maintenance of communal areas, buildings insurance and a contribution to the reserve fund.

### Council Tax

Band D.

### Directions

From Keswick proceed on the A66 towards Cockermouth and past the first two left turns sign posted to Braithwaite. Take the third left turn sign posted to Braithwaite and pass through the village. Swan House is located on the right at the periphery of the village.

### What3words

///others.gates.trapdoor

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers over £450,000 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).





Bedroom One



Bedroom Two





Private Paved Rear Terrace



Private Paved Rear Terrace

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  
dedicated viewing team  
Call **01768 741741** or request  
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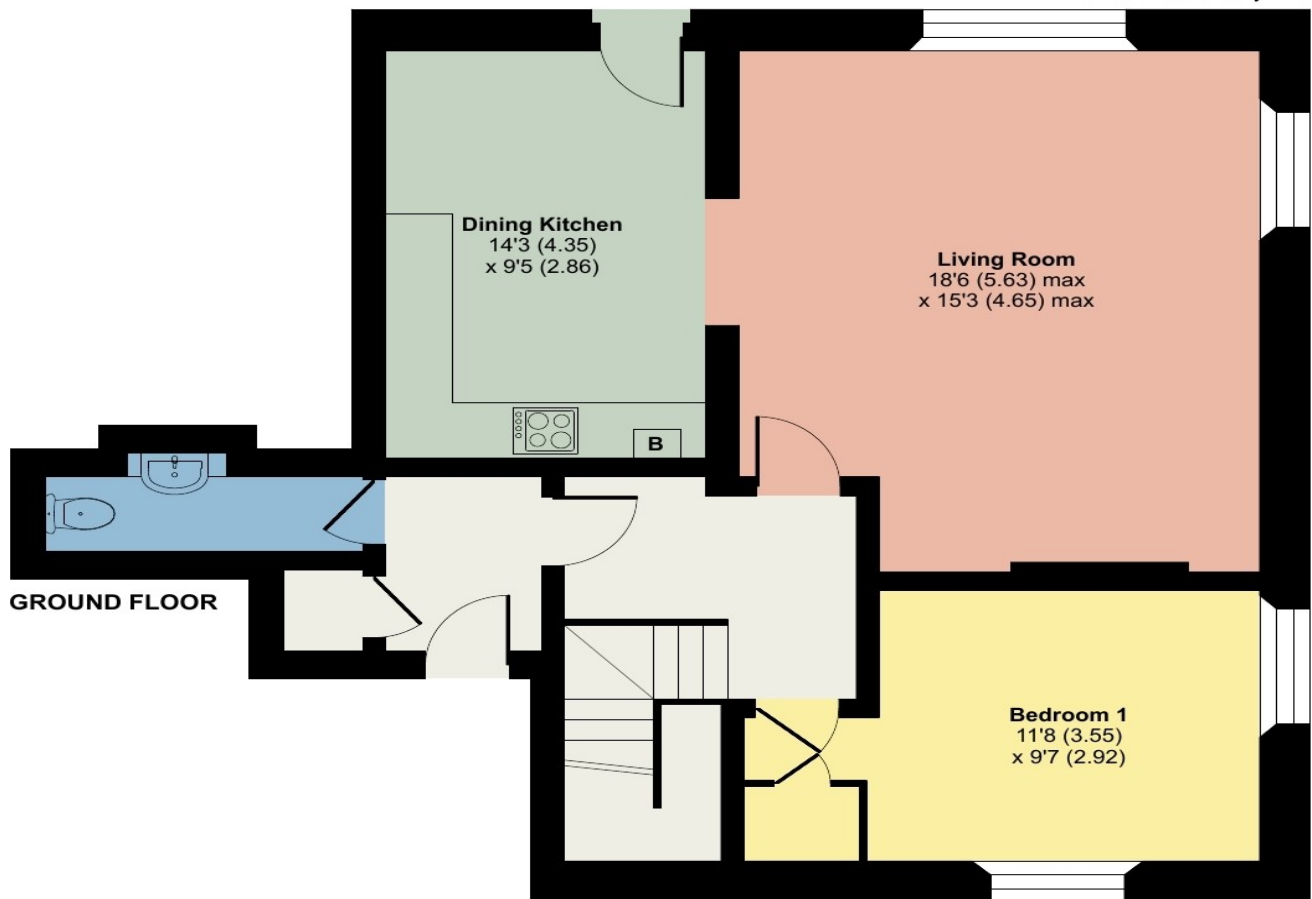
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# 9 Swan House, Thornthwaite, Keswick

Approximate Area = 1231 sq ft / 114.3 sq m

For identification only - Not to scale



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: 1276177

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