



Thornthwaite Galleries & Tea Room

Thornthwaite, Keswick

Carter Jonas

Thornthwaite Galleries & Tea Room Thornthwaite Keswick Cumbria CA12 5SA

A delightful art gallery, tea room, three holiday cottages and a three bedroomed link detached house with an abundance of character and set in ample garden and grounds.

A superb opportunity for those seeking a work/life balance in the Lake District National Park.

Located in an idyllic location yet with immediate access to the local road network and although reluctant to part with Thornthwaite Galleries the current Vendors are ready to pass it on for someone else to enjoy.



Property

The property comprises a beautiful converted 300-year-old stone, bank-barn which hosts three holiday cottages (two 2 bedrooms and a studio); and an established and very popular art gallery and tea room where visitors (and locals) return to year on year. Additionally, there is a modern link-detached three bedroom house which was added to the site in 2006.

Externally, there are ample gardens and plenty of parking to the front and side of the property.

Location

Thornthwaite Galleries & Tea Room is situated in Thornthwaite, a quiet village just a short drive from the busy market town of Keswick.

Keswick is located at the head of Derwentwater in the northern Lake District National Park, approximately 15 miles west of Penrith, 18 miles north of Windermere and 33 miles south west of Carlisle.

Amenities

The area is famous for its lakes, forests and mountains and nearby attractions such as The Lakes Distillery, The Pencil Museum, Lake Cruises on Derwentwater and Go Ape Tree Top Adventures in Whinlatter Forest.

Keswick is known as one of Cumbria's most popular tourist destinations and is situated in the Lake District National Park which was designated in 1951 and is the largest National Park in England. The National Park has a population of 41,831 and attracts approximately 15,000,000 visitors each year with tourism being the major industry (Source - Lake District National Park). The Lake District has also joined the likes of the Grand Canyon, the Taj Mahal and Machu Picchu by being awarded Unesco World Heritage status.

Gallery & Tea Room

The gallery and tea room occupy the upper part of the original barn which is circa 300 years old. The property oozes with character and retains much of its original features whilst also being recently refurbished to ensure the comfort of its visitors.

The gallery is open plan with a preparation kitchen, two WC's and store. The gallery is popular with locals and visitors alike and currently hosts an array of original art work from highly skilled local artists including various painting mediums, photography, wood turning, glass work, pottery and jewellery.

Outdoor seating allows visitors to take in the gorgeous surroundings; England's only true mountain forest, Whinlatter is literally on the doorstep and can be accessed on foot through the village. It is home to stunning views, fantastic walks, exhilarating mountain biking, rare wildlife and adventure play. It has an unrivalled outlook across Bassenthwaite Lake, Derwentwater and Keswick and this landscape has inspired many of the world's greatest artists, writers, and thinkers.

Main House

The main dwelling is a well-appointed modern house which comprises of three double bedrooms, and bathroom to the first floor and a generous kitchen dining area with a step down into the quirky, yet light and airy, sitting room on the ground floor. There is also a large utility room and further WC / shower room leading off from the hallway. The ground floor benefits from a gas-powered underfloor heating system.

Externally, there is a wraparound private garden with heated outdoor storage unit, used for the cottage laundry. The private garden faces towards Skiddaw range.

Holiday Cottages

The three high-quality self-catering holiday cottages are fully equipped and have superb views out across to Skiddaw.

Two of the cottages are two bed and one is a studio. There are inter-connecting doors so that two or all three of the cottages can be used together and make three bedroom or five bedroom accommodation.

Externally, there is a gated, shared garden to the front of the cottages.



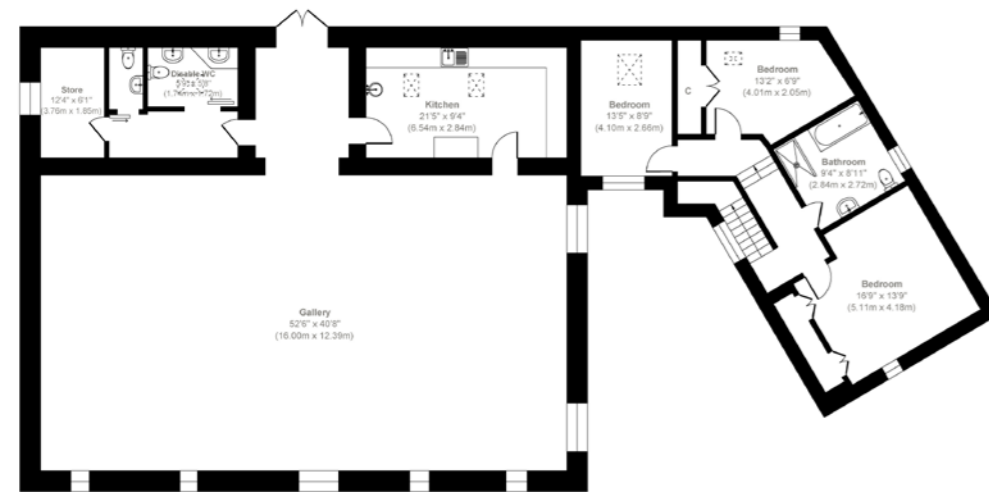
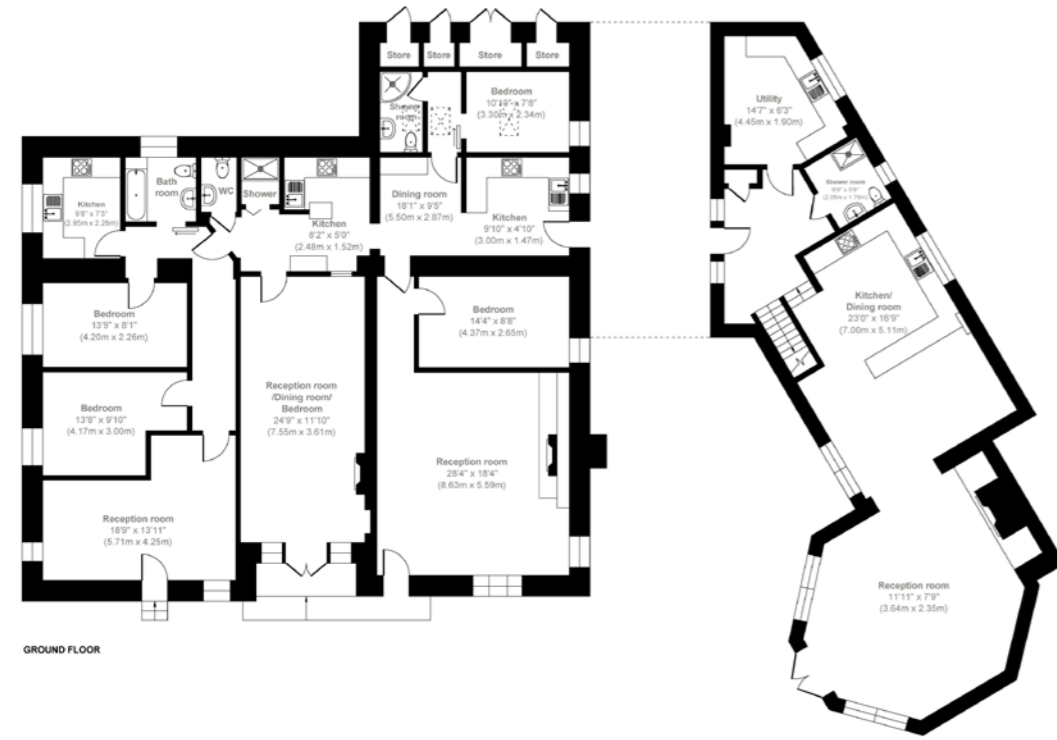


Floor plan

Thornthwaite Galleries & Tea Room
Thornthwaite, Keswick, Cumbria

Approximate gross internal area:

Farmhouse
5,885 sq ft (546.76 sq m)



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances and other features are approximate only.

Method of sale

For sale by private treaty as a whole.

Tenure & possession

Freehold with vacant possession on completion.

Fixtures & fittings

The Vendors have indicated that they may consider leaving some items of furniture. This is to be agreed by separate negotiation.

Services

The properties benefit from gas fired central heating, mains electricity, water and drainage.

In the main house, the ground floor benefits from a gas-powered underfloor heating system.

The gallery and holiday cottages also benefit from infra-red heating.

Wayleaves, easements & rights of way

The property is being sold subject to, and with the benefit of, all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

VAT

Any guide prices quoted are exclusive of VAT.

EPC Ratings

Building	Rating
Gallery & Tea Room	C
Gallery Cloisters (Main House)	E
Holiday Cottage 1	E
Holiday Cottage 2	D
Holiday Cottage 3	E

Local authorities

Cumberland Council:
<https://www.cumberland.gov.uk/>

Lake District National Park:
<https://www.lakedistrict.gov.uk/>

Viewings

Strictly by appointment through Carter Jonas, Kendal.

Directions

The gallery is located in the beautiful village of Thornthwaite, 2.5 miles north west of Keswick. It is signposted from the A66 whether approaching from Keswick or Cockermouth direction.

Avoid turning left early into Braithwaite if coming from Keswick. Once in Thornthwaite village there is a small brown sign directing you to the gallery.



<https://w3w.co/musical.intersect.trumpet>





Kendal

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Important information

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