



6 Merle Bank, Threlkeld, CA12 4RZ

In Excess of **£375,000**

PFK

6 Merle Bank

The Property:

With the backdrop of Blencathra in a picturesque part of the Lake District, this delightful end terraced cottage has been fully upgraded and thoughtfully modernised to offer the perfect blend of comfort and style. With breathtaking panoramic fell views, this property is ideal for those seeking a tranquil retreat while enjoying contemporary living. Having cosy dual aspect sitting room with multifuel stove, dining room leading into a modern kitchen at the rear. On the first floor are two double bedrooms and a contemporary bathroom and on the second floor is a wonderful principal bedroom, where the panoramic views to both front and rear can be really appreciated. This is an exceptional opportunity to purchase a property with a sleek and stylish interior with no additional work needed. All within this sought after village location.

- 3 bed end of terrace
- Stylish and modern throughout
- Wonderful panoramic views
- Tenure: Freehold
- Council Tax: Band C
- EPC rating F





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Location & directions:

Threlkeld has its own post office (open three days a week), restaurant, coffee shop, pubs, primary school and a bus service and lies at the foot of Blencathra, east of Keswick, within easy reach of the A66 and the M6 motorway, only 4 miles from Keswick and approximately 14 miles from Penrith.

Directions

From the PFK office, head out of the town, take the A5271 eastbound and at the junction with the A591, bear left onto The Hawthorns and follow the signs for Penrith onto the A66. After approximately 4 miles, take the first left hand turning into Threlkeld village. before reaching the Horse and Farrier, turn left onto Blease road, continue up the hill and the property is on the left opposite the school.



ACCOMMODATION

Entrance Hallway

3' 5" x 12' 3" (1.03m x 3.74m)

Stairs to first floor and a radiator.

Living Room

9' 11" x 11' 11" (3.01m x 3.62m)

Dual aspect windows to front and side, radiator, feature fireplace with multifuel stove, slate hearth and mantel.

Dining Room

13' 4" x 11' 9" (4.06m x 3.57m)

Window to rear aspect, feature fireplace with slate hearth, fitted cupboards, large understairs cupboard providing storage and a radiator.

Kitchen

7' 0" x 9' 10" (2.14m x 3.00m)

Window and door to side aspect, a range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, eye level double oven, electric hob with extractor over, integrated fridge with freezer compartment, dishwasher and washer/dryer.

FIRST FLOOR

Landing

2' 11" x 11' 9" (0.89m x 3.57m)

Stairs to second floor.

Bathroom

6' 8" x 9' 1" (2.04m x 2.76m)

Obscured window to side aspect, shower cubicle with mains shower, WC, wash hand basin, fitted cupboards, freestanding bath with shower attachment and a heated towel rail.

Bedroom 1

7' 7" x 11' 9" (2.30m x 3.57m)

Window to rear aspect with views of Blencathra and a radiator.





Bedroom 2

13' 11" x 11' 11" (4.25m x 3.62m)

Dual aspect windows to front and side with Lakeland fell views and a radiator.

SECOND FLOOR

Bedroom 3

13' 11" x 20' 4" (4.23m x 6.20m)

Velux window to rear, window and Velux to front aspect, exposed beams, undereaves storage and the panoramic fell views can be particularly enjoyed from this room.

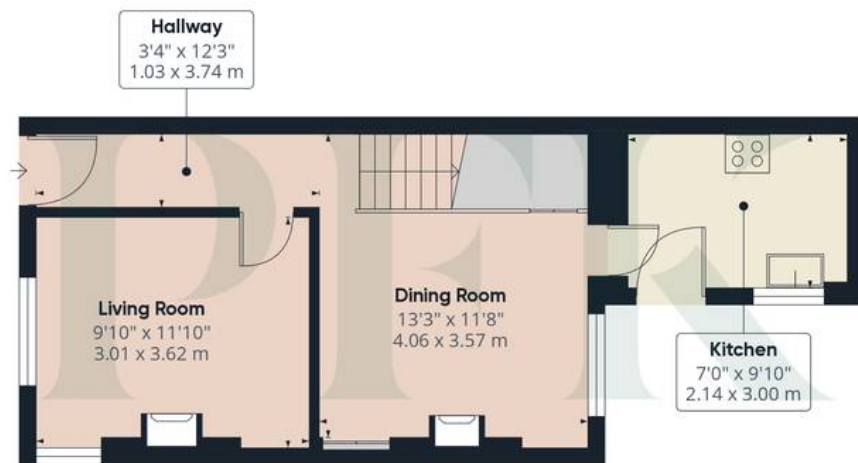
EXTERNALLY

Garden

The front garden is mainly laid to lawn with shrub borders and enjoys an elevated position with views over to St Johns in the Vale and Blencathra to the rear. Adjoining the kitchen is a yard, providing a perfect seating area to enjoy the morning sun and a useful storage shed.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1023.42 ft²
95.08 m²

Reduced headroom

68.39 ft²
6.35 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; oil fired central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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