



4 Merle Bank, Threlkeld, CA12 4RZ

Guide Price **£325,000**

PFK

4 Merle Bank

The Property:

This charming mid-terraced property is a wonderful opportunity for those seeking a three-bedroom house with captivating Lakeland fell views. Nestled within a tranquil residential area, this home boasts a cosy ambience. Comprising three bedrooms, sitting room with bay window over looking the garden with Lakeland fell views beyond. The property is in need of upgrading, providing the perfect canvas for buyers to customise and add their personal touch to create a dream home. With the added benefit of no onward chain, this property is ready for its new owners to move in and transform it into a haven. All within this sought after village location.

- EPC rating F
- Council tax band C
- Three bedrooms
- Freehold
- Wonderful Lakeland fell views
- In need of upgrading
- No onward chain





4 Merle Bank

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

The property can easily be located using postcode CA12 4RZ or can otherwise be found using what3words location

[///conga.billiard.gravy](https://www.what3words.com/?q=///conga.billiard.gravy)



ACCOMMODATION

Hallway

14' 6" x 3' 5" (4.42m x 1.04m)

With stairs to first floor and a radiator.

Living Room

11' 9" x 8' 11" (3.59m x 2.71m)

Bay window to front aspect, wood burning stove and an electric storage heater.

Dining Room

11' 9" x 9' 9" (3.59m x 2.96m)

Window to rear aspect with views of Blencathra, open feature fireplace, fitted cupboard and an electric storage heater.

Kitchen

12' 10" x 6' 9" (3.92m x 2.06m)

Dual aspect room, with door to side, a range of matching wall and base units, oven with hob and extractor over, stainless steel sink with mixer tap and space for a washing machine, fridge and freezer.

WC

5' 1" x 2' 4" (1.54m x 0.71m)

With obscured window to side aspect, wash hand basin and an electric storage heater.

FIRST FLOOR LANDING

18' 2" x 3' 2" (5.54m x 0.97m)

Window to side aspect, Velux window, fitted cupboards and stairs to second floor.

Bedroom 1

11' 8" x 7' 7" (3.55m x 2.30m)

Window to rear aspect, feature cast iron fireplace and an electric storage heater.





Bathroom

8' 6" x 7' 0" (2.58m x 2.13m)

Obscured window to rear aspect, shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.

Bedroom 2

11' 11" x 13' 9" (3.62m x 4.20m)

Window to front aspect, feature cast iron fireplace, electric storage heater.

SECOND FLOOR

Bedroom 3

16' 0" x 12' 10" (4.87m x 3.92m)

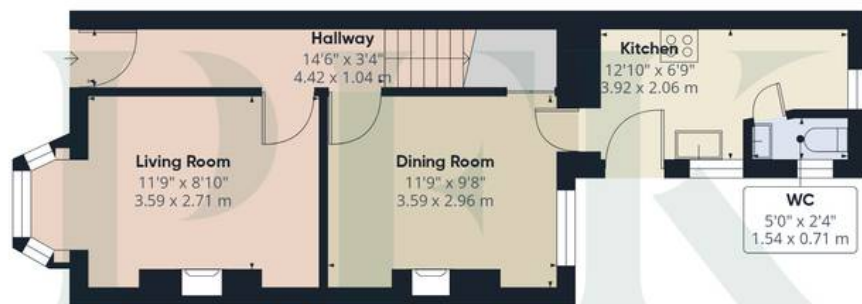
An attic room with dormer window to front aspect, window to rear, feature cast iron fireplace and an electric storage heater.

EXTERNALLY

Garden

To the front is a gravelled path leading up to the property interspersed by mature shrubs. To the rear is a paved yard area.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

984 ft²

91.5 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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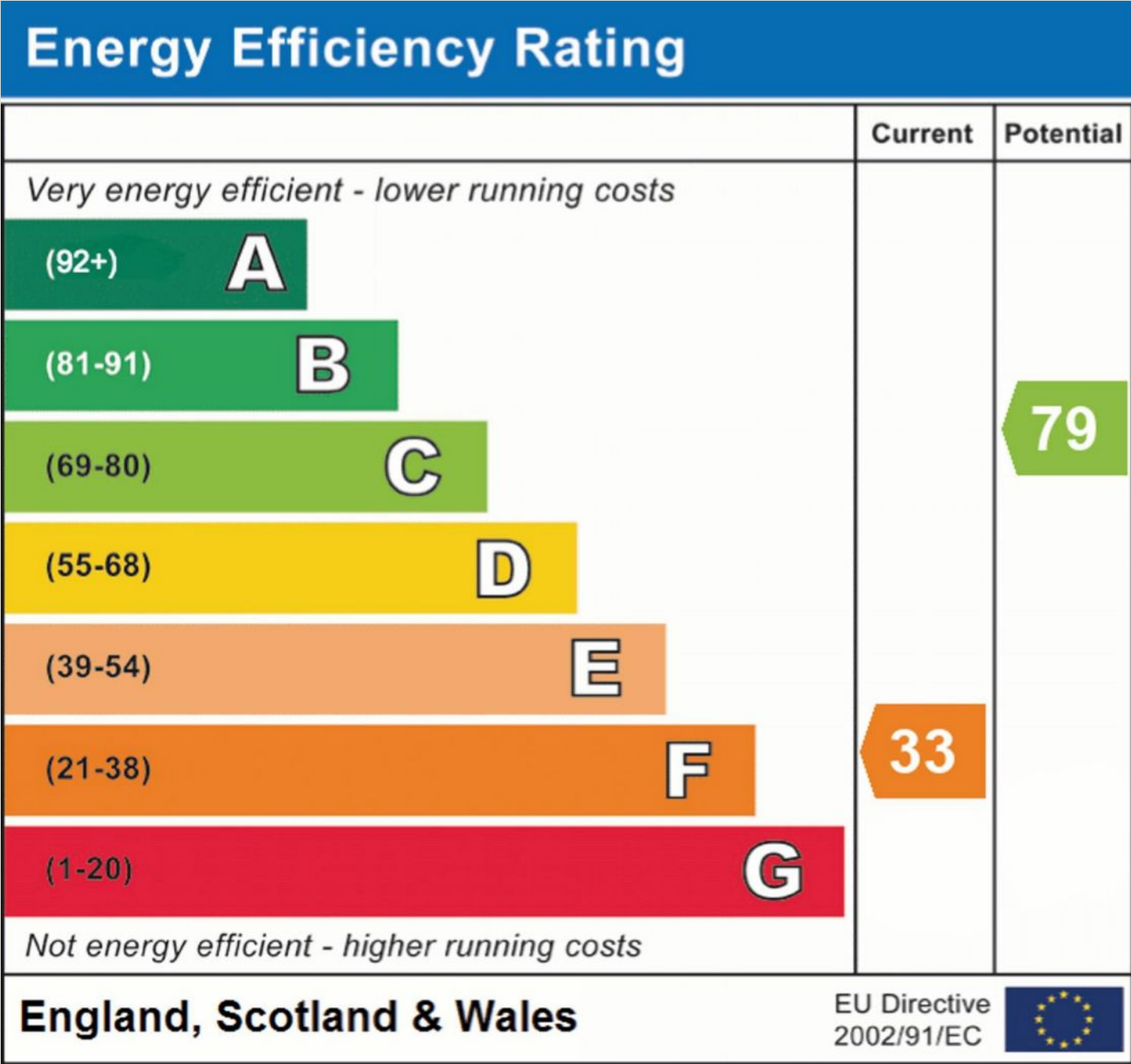
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; electric heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral and 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 : Napthens 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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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