



5 Birch Row, Threlkeld, Keswick, CA12 4RX

Guide Price **£375,000**

PFK

5 Birch Row

The Property:

This beautiful modern family home, sits prominently in a wonderful elevated position with exceptional Lakeland fell views, both front and rear. Combining energy efficient design with modern living, offering a perfect local occupancy home in a sought after village location. With a deceptively spacious layout and high specification finishes, this home is thoughtfully crafted to meet the needs of contemporary living.

An end terraced property with a sitting room, an open kitchen, dining area with patio doors to an enclosed south facing garden. On the first floor are three bedrooms, one with ensuite and a family bathroom. Subject to necessary planning consent, there is scope to add an additional attic ensuite bedroom, enhancing this modern home further.

- **EPC rating C**
- **Local occupancy restriction applies**
- **Council Tax: Band C**
- **Wonderful Lakeland fell views**
- **Tenure: Freehold**
- **Three bedrooms**
- **Ensuite shower room**
- **Allocated parking for two cars**





5 Birch Row

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 4RX or can otherwise be found using what3words location [///vowel.snapping.darts](https://www.what3words.com/vowel.snapping.darts)



ACCOMMODATION

Rear Entrance Hallway

4' 0" x 8' 7" (1.22m x 2.62m)

Storage cupboard with plumbing for washing machine and space for tumble dryer.

WC

3' 1" x 5' 1" (0.93m x 1.55m)

Window to rear aspect, WC and wash hand basin.

Living Area

16' 2" x 20' 10" (4.94m x 6.36m)

Window and door to front aspect, stairs to first floor, understairs cupboard and window to side aspect.

Kitchen

8' 4" x 10' 6" (2.54m x 3.19m)

Window to front aspect, range of matching wall and base units with complementary worktop, electric hob with extractor over, oven, integrated fridge freezer, composite sink and drainer with mixer tap, integrated dishwasher and breakfast bar with seating.

FIRST FLOOR

Landing

3' 10" x 8' 9" (1.18m x 2.66m)

Loft hatch.

Bedroom 1

12' 2" x 9' 4" (3.71m x 2.85m)

Window to rear aspect and a radiator.

Ensuite

3' 9" x 9' 7" (1.15m x 2.91m)

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



Bedroom 2

8' 8" x 10' 4" (2.64m x 3.14m)

Window to front aspect and a radiator.

Bedroom 3

7' 1" x 7' 10" (2.15m x 2.39m)

Window to front aspect and a radiator.

Bathroom

8' 8" x 6' 4" (2.64m x 1.92m)

Obscured window to side aspect, bath with mains shower over, WC, wash hand basin set in vanity, heated towel rail and storage cupboard.

EXTERNALLY**Garden**

To the front is an enclosed and sunny south facing garden. With patio area adjacent to the property, lawned area, wooden lean-to, mature borders all enjoying the wonderful surrounding Lakeland fell views. The rear has steps leading down to the property.

Allocated parking

2 Parking Spaces





ADDITIONAL INFORMATION

Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

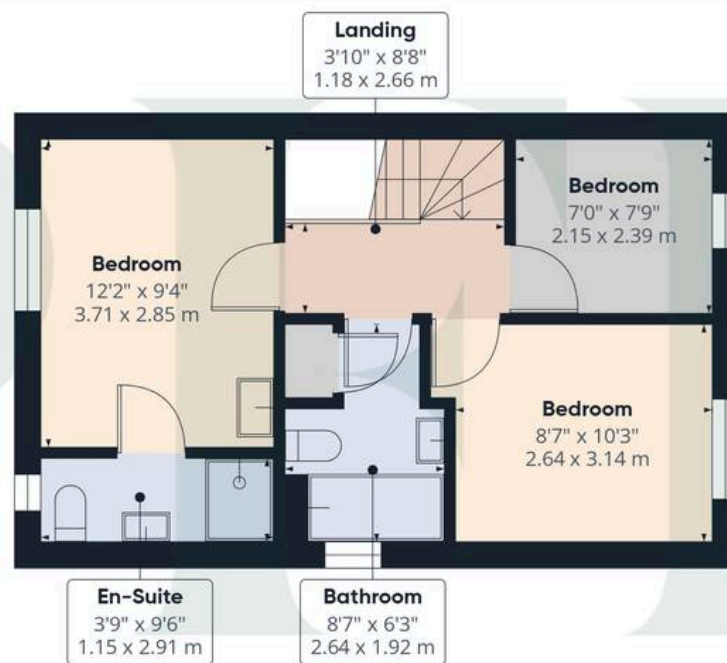
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. The gas for all properties is supplied to a private tank and then metered to each property. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.







Floor 0



Floor 1

Approximate total area⁽¹⁾

839 ft²

78 m²

(1) Excluding balconies and terraces

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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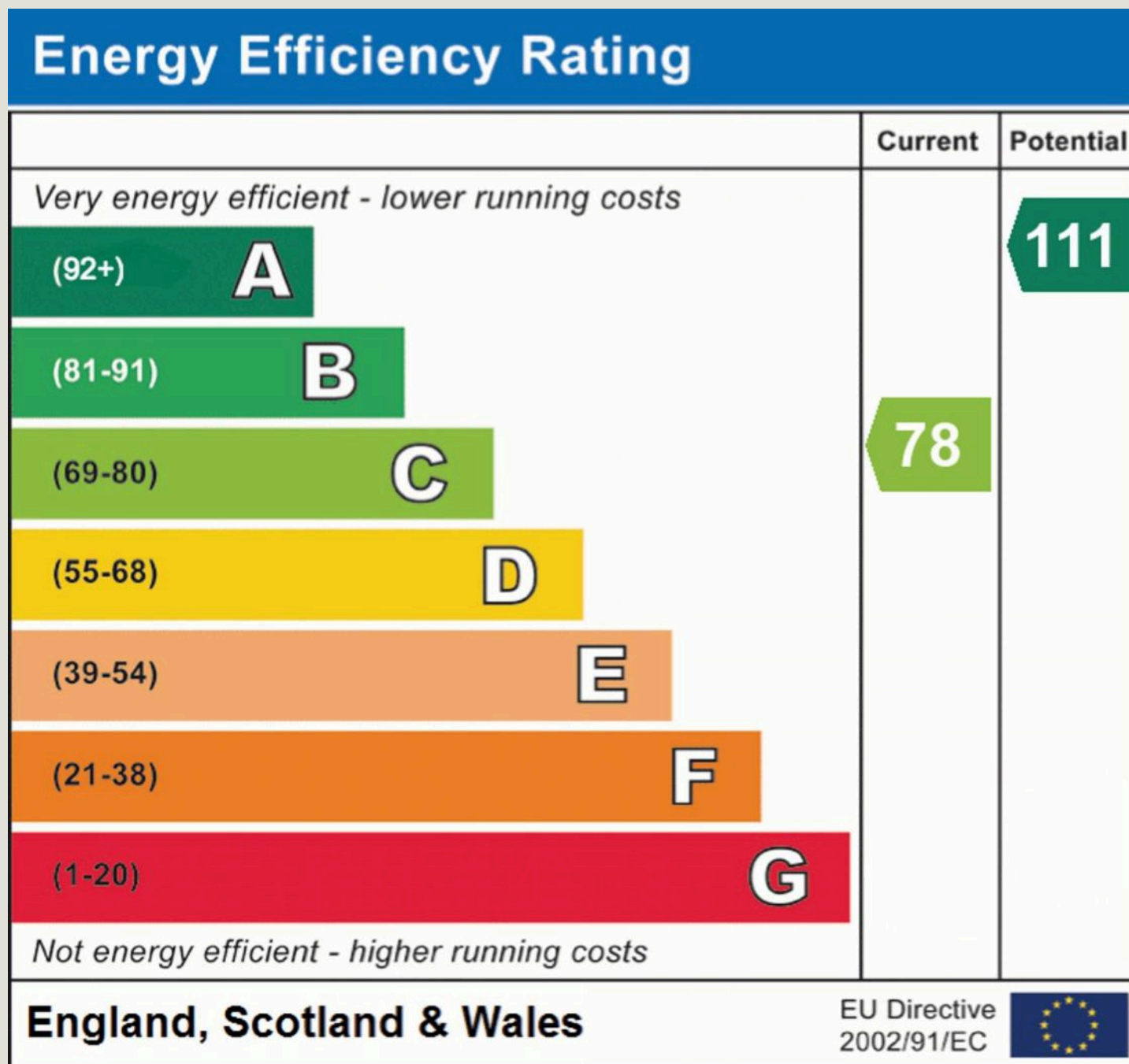
ADDITIONAL INFORMATION continued....

Local Occupancy Clause

This property is subject to a Local Occupancy Restriction which requires you to have lived from a minimum of three years or worked for 9 months within the locality. The Local Area is defined as the Parishes of Above Derwent; Bassenthwaite, Bewaldeth and Snittlegarth; Blindbothel; Blindcrake (area within the Lake District National Park); Borrowdale; Buttermere and Brackenthwaite; Caldbeck; Embleton; Ireby and Uldale (area within the Lake District National Park); Keswick, Lorton; Loweswater (area within the Lake District National Park); Matterdale; Mungrisdale; St Johns, Castlerigg and Wythburn; Setmurphy; Threlkeld; Underskiddaw and Wythop.

Estate Management

Communal areas of the estate are managed by Blease Road Limited to which all 8 homeowners are directors. A sinking fund is in place and each home contributes £20 a year.





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