

7 THE FORGE
KESWICK
CUMBRIA

Edwin
Thompson



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7 The Forge

Keswick, Cumbria, CA12 4NX.

Brief Résumé

This is a rare opportunity to acquire a grade two listed former smelting house in a stunning riverside location.

Description

The property is located on the eastern fringe of Keswick, the principle tourist centre for the northern area of the Lake District National Park and offering a wide range of amenities and visitor attractions. The secluded location is approached by a private lane which leads to Forge Cottage on the left, alongside the river Greta.

A westerly facing riverside patio to the rear of the cottage and makes the most fantastic evening sun trap. Within the cottage is original style exposed beaming and vaulted ceilings, smelting openings, along with modern kitchen, bathroom and central heating system.

This property was affected by the floods in 2015.



Directions

From Keswick town centre follow Penrith Road in an easterly direction, and just before the road starts to rise steeply there is a left hand turning on the corner of which is the Travis Perkins Depot. Take this left hand turning, proceed along the private road and you will see Forge Cottage on the left-hand side.



Accommodation:

Stable style entrance door gives access to;

First Floor

Living Room/ Dining Room/ Breakfast kitchen

Vaulted ceiling with exposed original style beaming, wood burner, exposed wooden floor boarding, built in fridge freezer, washer/dryer and dishwasher, electric double oven, one and half bowl sink with mixer tap, Worcester combination boiler and an island with a 5-ring gas hob. There is space for a dining table, six glazed windows to the rear aspect, 3 radiators and a spiral staircase down to the ground floor accommodation.

Ground floor

Rear vestibule

Access to the two bedrooms and the bathroom, with an en-suite facility to the master bedroom. French style double glazed double doors giving access to the rear patio.



Master bedroom

Double glazed window to the rear aspect and a radiator.

Door to;

En-Suite

Frosted glazed window to the front aspect, WC and a wash hand basin.

Guest bedroom

Double glazed window to the front aspect, external door to the front aspect, radiator, exposing beams to the ceiling.

Bathroom

Modern four-piece suite, WC, wash hand basin, shower cubicle fitted with a shower and bath. Frosted glazed window to the front aspect. Slate flooring.



Externally

There is an allocated parking space to the front end of the property with borders to be confirmed. To the rear is a patio enjoying outstanding views of the River Greta and enjoys evening sunshine. There are stunning views of the woodland to the other side of the river.

Services

Mains electric, water, gas are connected to the property. Septic tank for drainage.

Council Tax

The Allerdale Borough Council website identifies the property as being within Band 'C', and the total Council Tax payable for the year 2019/20 as being £1,725.66

EPC Rating

Grade 2 listed – EPC Exempt

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K4810156



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