

THE COBBLES, 5 THE SEAMS,
KESWICK, CUMBRIA

Edwin
Thompson



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The Cobbles,

5 The Seams, Keswick, Cumbria, CA12 5AJ

Brief Résumé

Charming one bedroomed cottage in ideal “hide away” location within the town. Short walk to town centre and local amenities. Currently a holiday let. No upward chain.

Description

The Cobbles is a delightful little property set well back from the road in the heart of the “old town” area of Keswick between St John’s Church and the town centre. This is a very popular quiet location comprising a number of small characterful cottages within a few minutes’ walk of Keswick town centre’s wide range of shops, restaurants, bars and amenities, etc. Also within 5-10 minutes’ walk are the town’s principal attractions and open spaces, such as Crow Park, Hope Park, Derwentwater Boat Landings, and the Theatre by the Lake.

As the name suggests, this property is approached from the road via a cobbled courtyard alongside which is a delightful garden/drying green over which the property looks. The cottage is small, comfortable and is well maintained and presented having undergone a complete renovation by the current owners and being currently used for holiday letting purposes. The accommodation has attractive double glazed traditional hard wood sash windows, installed in October 2014. The cottage benefits from gas fired central heating and thermostatically controlled radiators to all rooms. There is a Worcester combi boiler providing instant hot water which was installed in 2018. It comprises a galley- style kitchen, cosy lounge with feature fireplace including gas fired stove and stairs off to the first-floor double bedroom with en-suite shower room. Outside, the



cobbled area and drying green are owned by a neighbouring property but there is right of access to both. At the far side of the drying green a useful stone-built storeroom with slate roof is included with the cottage.

The property is currently successfully let as a holiday cottage and is to be sold as such with the benefit of forward bookings.

Accommodation:

Kitchen

Entrance door, this galley-style kitchen has a range of fitted wall and base units providing cupboards and drawers, with contrasting work surfaces, matching splashback and stainless steel sink. There is an integrated electric fan oven with a fitted induction hob, an integrated washer/ dryer, integrated fridge with freezer compartment, radiator and useful foldaway additional worktop space. Door leads to the living room, and to the front is a sealed unit double glazed window.

WC

Off the kitchen adjacent to the front door is a ground floor WC.

Living Room

Feature fireplace with brick recess and slate stone hearth, incorporating a cast iron gas fired living flame stove, fitted shelves on the back wall and also to the left of the chimney breast with a fitted tv cupboard which houses the electricity fuse board and gas meter. There is an additional storage cupboard to the right



of the chimney breast, double glazed window with window seat overlooking the outside garden/ drying green with fell views. Stairs off to first floor with useful coat hanging space.

Stairs

With sealed unit double glazed window to the side at first floor level.

Bedroom

Double glazed window to the front with wood panelled surround and window seat, pleasant outlooks and view. Sliding door and step to:

En-Suite Shower Room

Curve-fronted shower cubicle with extractor fan, WC and wash hand basin. Cupboard with combi boiler and fitted storage shelves.

Loft

Access from the bedroom to a partially boarded loft space used for storage

Outside

The outside areas are not included with the property but there are reciprocal rights of access over the cobbled yard and shared use of the drying green.

Outside Store

To the far side of the drying green is a useful stone-built store under a pitched slate roof which is included with the property.



Services

All mains services are connected.

Council Tax

No information available.

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited. The property is to be sold as a holiday cottage with forward bookings and most of the contents.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited. The change-over day for holiday bookings is a Friday and is therefore likely to be the only day available for viewings.

Ref: K4880754



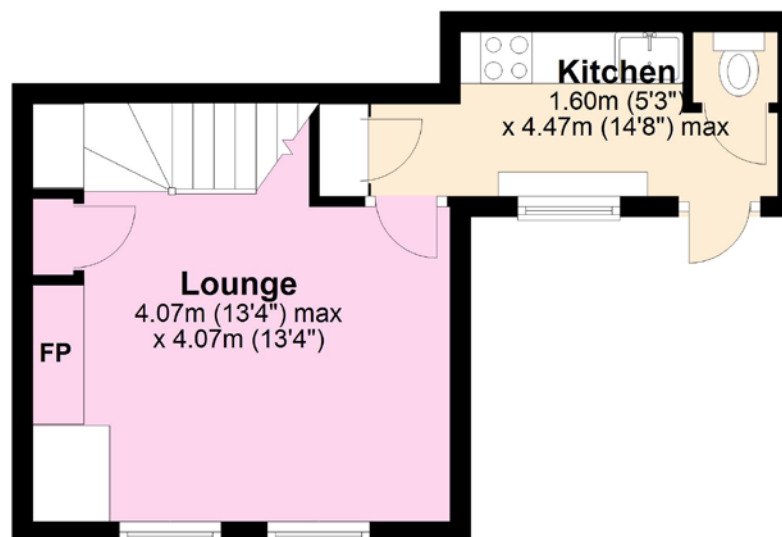
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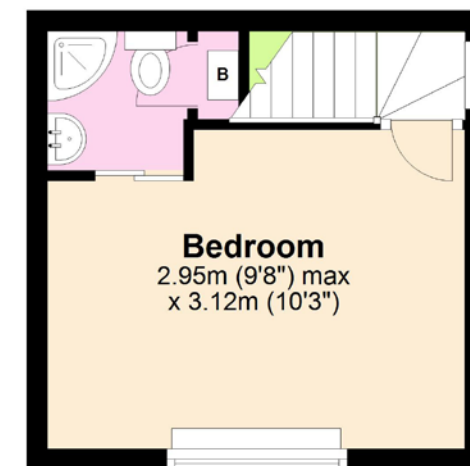
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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