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The Laithes, Keld, Shap, Cumbria, CA10 3QF



- **Detached Cottage in a Peaceful Rural Location**
- **On The Fringe Of The Lake District National Park, Open Views To the Surrounding Countryside and Fells Beyond**
- **Living Room, Snug, and Farmhouse Kitchen**
- **Three Double Bedrooms and Family bathroom**
- **Off Road Parking, Adjoining Barns and Walled Gardens**
- **Oil Fired Central Heating and uPVC Double Glazing**
- **Excellent Potential to Create Further Living Space Subject to Planning Permission**
- **Tenure - Freehold. Council Tax Band - D. EPC - E**

Price £630,000

The Laithes is a beautiful cottage in the peaceful rural hamlet of Keld on the fringe of the Lake District National Park, with dramatic open views across the surrounding countryside to the fells beyond. Full of rustic charm the accommodation comprises: Hallway, Living Room, snug and farmhouse kitchen, Three double bedrooms and a family bathroom with separate shower. Outside are walled gardens to the front, side and rear, a cobble yard with off road parking and access to a number of stone out houses/barns which could be converted to create additional living space (subject to the relevant planning permission). The property also benefits from oil fired central heating and uPVC double glazed windows.

Location

From Penrith, head South on the A6 and drive to Shap. On entering the village, take the first right turn, signposted to Haweswater, Bampton and Shap Abbey. Follow the road for approximately 300 yards and turn left, signposted to Keld and Thornship. Drive into the hamlet of Keld, The Laithes is on the left.

Amenities

In the village of Shap there is a Primary School, Co-Op Store, 2 village shops and 2 public houses, a Sports Ground and Outdoor Swimming Pool. Shap is within easy reach of the Lake District National Park and Haweswater. Main facilities are in Penrith, approximately 10 miles. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Drainage is to a private septic tank. Heating is by fuel oil

Tenure Freehold

The property is freehold and the council tax is band D.

Viewing

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ACCOMMODATION

Entrance

Through a part glazed door to the;

Hall

Stairs rise to the first floor with wood panelling to one wall. Wood panel doors lead off.

Snug 14'6 x 9'2 (4.42m x 2.79m)

A uPVC double glazed window faces to the front and there is a cast iron open fireplace, a double radiator, two wall light points, exposed wooden floorboards and a TV point.



Living Room 14'7 x 13'4 max (4.45m x 4.06m max)

Two uPVC double glazed windows face to the front and a cast iron multi fuel stove is set in a stone inglenook with a slate hearth and wood mantle. There are original recessed cupboards to each side of the fireplace, exposed beams to the ceiling, a TV aerial point and a telephone point. A wood panel glazed door leads to the;



Rear Hall

Having a double radiator and under stair store. There are exposed floorboards and an open doorway to the;

Dining Kitchen 10'4 x 18'4 (3.15m x 5.59m)

Fitted with a range of wood fronted wall and base units with a granite work surface incorporating a Belfast sink with mixer tap and tiled splashback. An electric range cooker is recessed in a stone inglenook and double glazed windows faces to two sides. The flooring is solid oak and an oil fired combi boiler provides the hot water and central heating. Wall mounted MCB consumer unit.



First Floor-Landing

With wood panel doors off.

Bedroom One 14'10 x 13'4 (4.52m x 4.06m)

Having uPVC double glazed windows to the front and rear, exposed wood floorboards and a double radiator. A wood panel door opens to a walk in wardrobe.



Bedroom Two 14'8 x 9'1 (4.47m x 2.77m)

Having uPVC double glazed window to the front and a double radiator.



Bedroom Three 10'1 x 10'10 (3.07m x 3.30m)

Having a uPVC double glazed window to the side with views across the garden to the surrounding countryside. There is a cast iron feature fireplace and a double radiator. A ceiling trap gives access to the loft space above.



Bathroom 7'1 x 7'5 (2.16m x 2.26m)

Fitted with a white toilet, a wash basin and a steel roll top bath with mixer shower taps. There is a separate quadrant shower enclosure with waterproof boarding to two sides and an electric shower. A uPVC double glazed window faces to the side and there is a radiator/heated towel rail.



Outside

To the front of The Laithes is a walled garden mainly to grass with shrub and flower beds and borders. A wooden gate from the roadside opens to a path leading to the front door.

To the side is a driveway leading to a cobbled parking area where there is access to the out buildings. A small wooden gate leads to a paved patio area by the house with stone wall around.



Barn One

Adjoining the side of the cottage with exposed roof beams and windows to the front and side external stone steps lead to the upper level.

Barn Two

Adjoining the rear of the cottage and open to the apex with a large opening and a wooden door to the;



Garden

Mainly to grass with a stone paved patio by the barn and stone wall around. The garden has beautiful open views over the river Lowther to the surrounding countryside and the Lakeland fells beyond and benefitting from the afternoon sun. An opening in one of the walls leads to a further garden area to grass with mature trees and a stone wall around. A wooden gate leads back to the yard area and the;



Byre

With original cattle stalls.

Bothy

With loosebox and an external stone staircase to the upper level.

There is a further single storey stone outhouse with an open doorway.

This map is for identification purposes only and does not form part of the contract of sale.



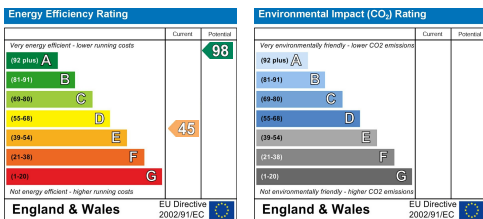
GROUND FLOOR



1ST FLOOR



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