



Thornthwaite

Offers in the region of **£525,000**

Heron Cottage, Powter How, Thornthwaite, Keswick, CA12 5SQ

A charming two bedroom semi-detached period cottage occupying an idyllic site with delightful views to the fells and Bassenthwaite lake.

Equally suitable as a primary home, recreational second home or for lucrative holiday rentals, this most appealing cottage enjoys a tranquil rural setting at the periphery of Thornthwaite village approximately four miles from Keswick and nine miles from Cockermouth.

Quick Overview

Charming semi-detached period cottage

Idyllic rural site with extensive mature gardens

Delightful views to the fells and
Bassenthwaite lake

Four miles from Keswick

Nine miles from Cockermouth

Two double bedrooms

Living room and conservatory

On-site parking

Potential to further extend the property

Equally suitable as a primary home, recreational
second home or for lucrative holiday rentals

Property Reference: KW0552



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1



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Ultrafast
Broadband
Available



2



Kitchen



Kitchen



Conservatory



Living Room

Accommodation

Ground Floor:

Entrance Vestibule

WC

With WC, wash hand basin, ceramic wall tiling.

Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine and dishwasher, two radiators.

Living Room

With gas stove, radiator.

Conservatory

With external door to the rear garden.

First Floor:

Landing

With radiator, built in desk and airing cupboard.

Bedroom One

With sink, radiator.

Bedroom Two

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.



Kitchen



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Outside:

Block paved on-site side parking area, stocked and shrubbed borders, rear paved terrace, extensive rear garden comprising lawn with mature trees, stocked and shrubbed borders, two sheds.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band C.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed west on the A66 heading towards Cockermouth. Turn left where signposted to Thornthwaite and continue through the village until reaching the sign post entering Powter How. The entrance lane leading to the property is located on the right beside the public car park.

What3words

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Price

Offers in the region of £525,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (incl. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Conservatory



View



View



Rear Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

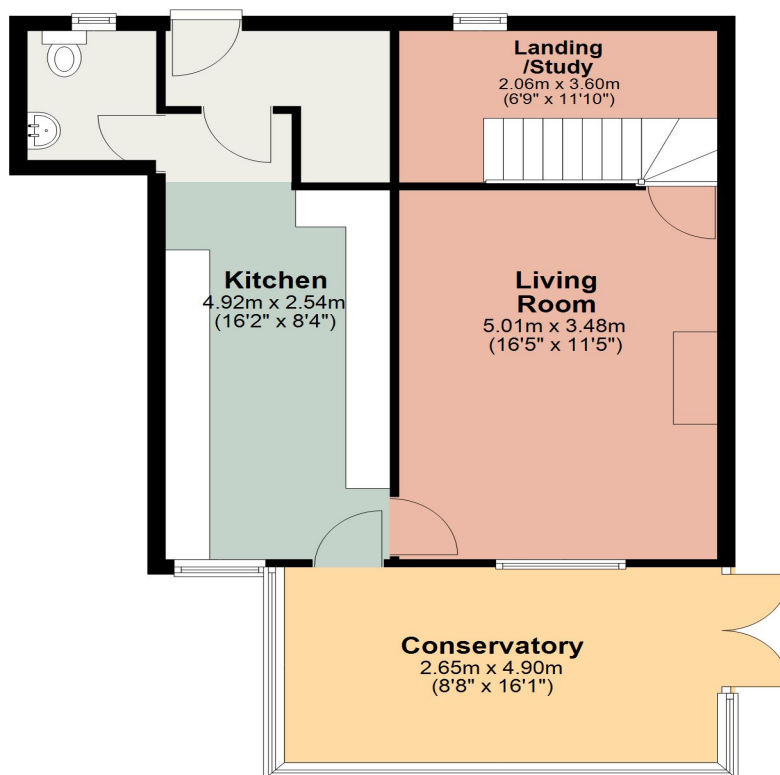


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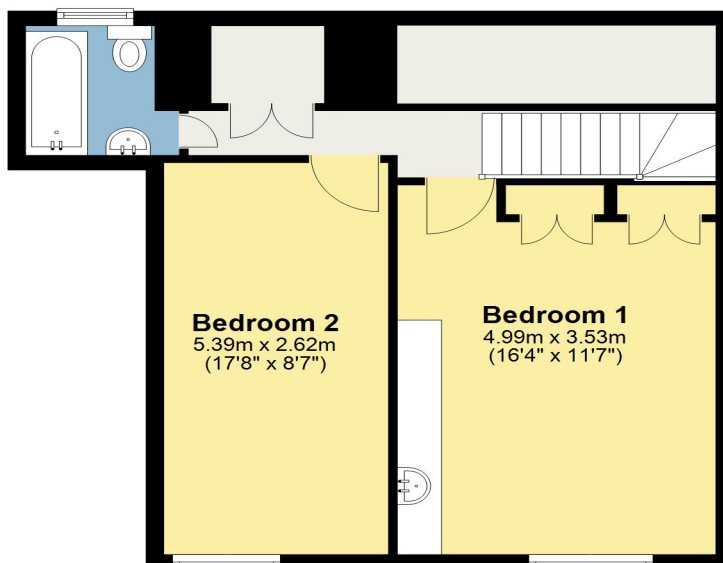
Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 107.8 sq. metres (1160.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

Heron Cottage, Thornthwaite, Keswick

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Request a Viewing Online or Call 01768 741741