



2 Station Road Terrace, Threlkeld, Keswick, CA12 4AL

Guide Price £400,000

PEK

## 2 Station Road Terrace

### The Property:

Completed in 2020, this exceptional property combines energy efficient design with modern living, offering a perfect local occupancy home in a sought after village location. With its spacious layout and high specification finishes, this home is thoughtfully crafted to meet the needs of contemporary living.

A mid terrace property with a sitting room, an open kitchen, dining area with patio doors to an enclosed 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.





## 2 Station Road Terrace

### 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 4AL or can otherwise be found using what3words location [///hurls.disarmed.sprays](https://www.what3words.com/location////hurls.disarmed.sprays)

- Local occupancy restriction
- 3 bed mid terrace
- EPC rating B
- Parking & landscaped garden
- Tenure: Freehold
- Council Tax: Band C
- Lakeland fell views
- Popular village location



## ACCOMMODATION

### Entrance Hallway

6' 2" x 6' 6" (1.88m x 1.99m)

With stairs to first floor.

### Living Room

14' 11" x 13' 11" (4.56m x 4.25m)

Window to front aspect, understairs storage, feature fireplace with electric fire and underfloor heating throughout.

### Kitchen

13' 6" x 17' 5" (4.12m x 5.30m)

With a range of matching wall and base units, complementary work surfacing, island unit with seating, inset sink, stainless steel mixer tap and integrated dishwasher. Eye level oven and microwave oven, induction hob with extractor over, integrated fridge and freezer, integrated washing machine and dryer. Space for dining table and chairs, window to rear aspect, patio doors and underfloor heating throughout.

## FIRST FLOOR

### Landing

9' 1" x 3' 3" (2.77m x 0.98m)

Fitted storage cupboard, loft hatch with pull down ladder and light.

### Main Bedroom

11' 5" x 14' 1" (3.47m x 4.28m)

With window to front aspect and a radiator.

### Ensuite

5' 10" x 5' 7" (1.78m x 1.69m)

Shower cubicle with mains shower, WC, wash hand basin and a heated towel rail.



### **Bathroom**

5' 7" x 10' 0" (1.71m x 3.06m)

With wash hand basin, bath, WC , shower cubicle with mains shower and a heated towel rail.

### **Bedroom 2**

11' 0" x 8' 11" (3.35m x 2.71m)

Window to rear aspect and a radiator.

### **Bedroom 3**

7' 6" x 8' 1" (2.28m x 2.47m)

With window to rear aspect and a radiator.

### **EXTERNALLY**

#### **Garden**

To the front is a lawned area, shrub borders and enclosed with stone walling. The rear has been landscaped and zoned for different uses. A patio seating/dining area adjoins the property, lawn with pathway and a sunken decked seating area at the bottom of the garden to enjoy a more tranquil retreat. There is a useful storage shed with electric and water.

#### **Off street**

2 Parking Spaces

To the rear is an allocated parking area for two cars.



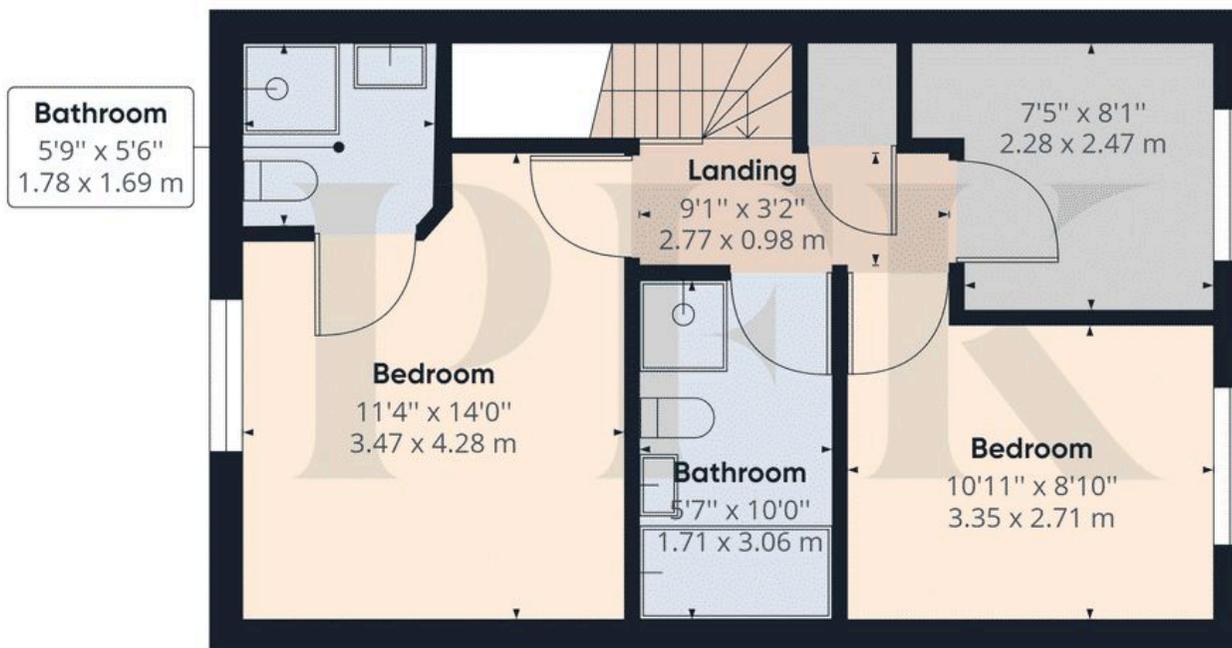


Floor 0 Building 1

Approximate total area<sup>(1)</sup>

940.24 ft<sup>2</sup>

87.35 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**ADDITIONAL INFORMATION**

**Services**

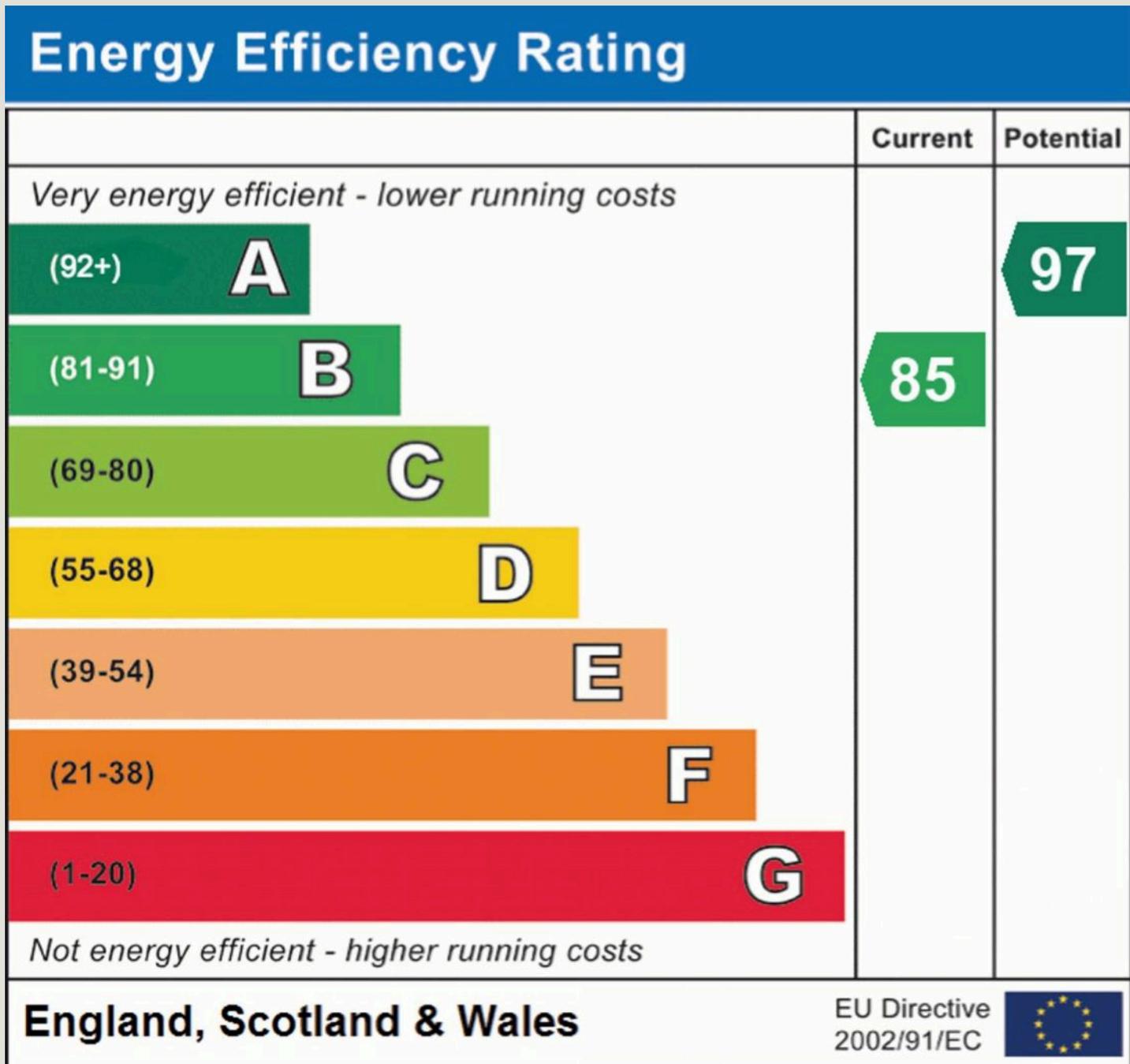
Mains electricity, water & drainage; an energy-efficient air-source heating system ; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Occupancy Restriction**

This home is subject to a local occupancy restriction, which means it must be occupied by individuals who meet specific criteria. This restriction is a legal agreement known as Section 106 and ensures that these homes benefit those with a strong connection to the local area. To qualify, you must demonstrate a connection to the following parishes of Above Derwent: Bassenthwaite, Bewaldeth and Snittlegarth, Blindbothel, Blindcrake, Borrowdale, Buttermere and Brackenthwaite, Caldbeck, Embleton, Ireby and Uldale, Keswick, Lorton, Loweswater, Mungrisdale, St Johns, Castlerigg and Wythburn, Setmurthy, Threlkeld, Underskiddaw, Wythop

**Referrals and 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.





## PFK Estate Agency Keswick

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