



**Willow Bank Barn, Threlkeld, Keswick, CA12 4TB**

Guide Price £600,000

**PFK**

# Willow Bank Barn

## The Property:

This well presented four bedroom detached barn conversion offers spacious and versatile accommodation with vaulted ceilings and exposed beams. Enjoying magnificent views, particularly from the summer house at the top of the wild flower meadow alongside the stone circle. Willow Bank has a reverse style accommodation, with two bedrooms, shower room and a study on the ground floor with a large workshop area to one side. On the first floor is a wonderful vaulted ceiling sitting room along with an impressive inglenook stone fireplace with wood burning stove, having oak and glass dividing doors into the dining area and sliding doors into the private garden. A lovely local occupancy home that combines comfort, practicality, and style in equal measure. Tucked away, yet with easy access to local amenities, schools and transport links, this property is perfectly positioned for convenient living. Whether you are upsizing, downsizing, or simply looking for a beautifully maintained home, this property is sure to impress with its generous accommodation and additional woodland. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





## Willow Bank Barn

### Location & Directions:

At the foot of Blencathra, down a single track country lane, just outside of the main village. 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 4TB or can otherwise be found using what3words location  
 ///professed.birds.tastings



- Wildflower meadow & stone circle established woodland
- EPC rating TBC
- Tenure: Freehold
- Council Tax: Band E
- Beautiful Lakeland fell views
- Traditional bank barn conversion
- Local Occupancy Clause

## ACCOMMODATION

### Entrance Hallway

25' 2" x 5' 7" (7.67m x 1.69m)

Stairs to first floor, exposed stone, stone flooring and exposed beams.

### Bedroom 3

10' 0" x 11' 9" (3.05m x 3.59m)

Dual aspect windows to side and rear, feature cast iron fireplace, exposed beams and a radiator.

### Shower Room

5' 9" x 7' 0" (1.74m x 2.13m)

WC, wash hand basin, shower cubicle with mains shower, exposed beams and a radiator.

### Bedroom 2

10' 7" x 11' 1" (3.23m x 3.38m)

Window to rear aspect, exposed beams and a radiator.

### Office/Bedroom 4

12' 4" x 6' 9" (3.77m x 2.07m)

Dual aspect windows to front and side, exposed stone and a radiator.

### Utility Room

6' 1" x 6' 10" (1.86m x 2.08m)

Base units, complementary worktop, composite sink and drainer with mixer tap, oil fired boiler, space for washing machine, radiator and space for tumble dryer.

## FIRST FLOOR

### Landing

12' 6" x 6' 4" (3.82m x 1.92m)

Exposed beams, Velux window, exposed stone and a radiator.



### Living Room

19' 8" x 18' 8" (5.99m x 5.69m)

Vaulted ceiling, exposed beams, feature fireplace with wood burning stove, exposed stone, sliding doors to the garden and a radiator.

### Dining Room

18' 11" x 6' 9" (5.76m x 2.05m)

Dual aspect windows to front and side, radiator, sliding doors into living room, exposed beams and stone.

### Kitchen/Breakfast Room

15' 7" x 12' 1" (4.74m x 3.69m)

Window to rear aspect, range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, electric hob with extractor over, double oven, space for dishwasher, exposed beams, space for fridge freezer and stable door to rear aspect.

### Principal Bedroom

12' 11" x 12' 2" (3.94m x 3.72m)

Window to rear aspect, exposed beam, loft hatch and a radiator.

### Ensuite Shower Room

6' 2" x 6' 6" (1.87m x 1.97m)

Window to side aspect, WC, wash hand basin, shower with mains shower and a radiator.

### Bedroom 5

9' 5" x 8' 0" (2.88m x 2.43m)

Dual aspect windows to front and side, exposed stone and a radiator.

### Bathroom

6' 0" x 8' 11" (1.84m x 2.72m)

WC, wash hand basin, bath and a radiator.





## EXTERNALLY

### Garden

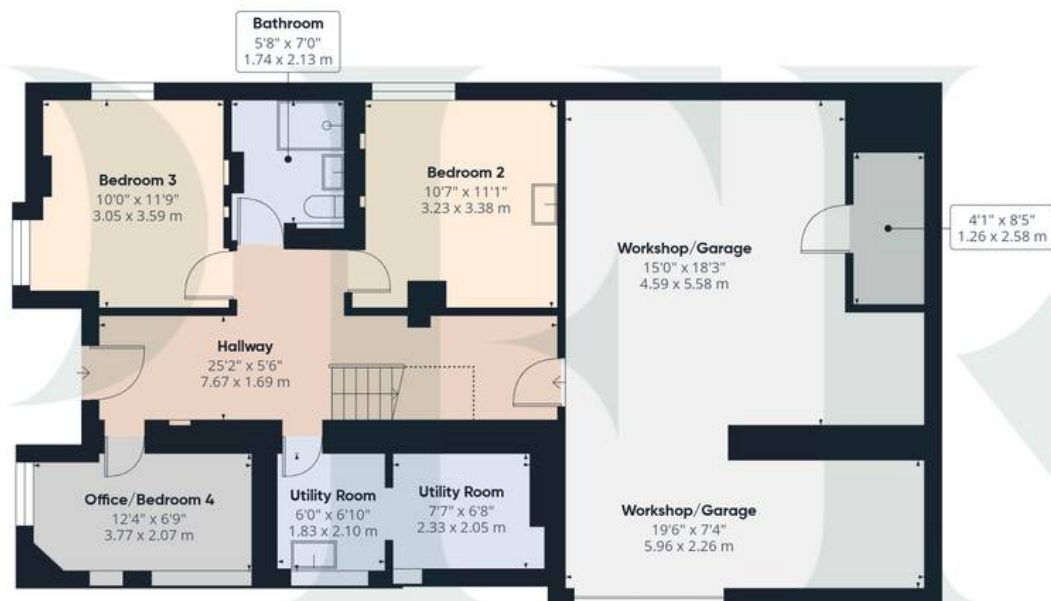
On the approach to the property, there is a gravelled parking area, with additional parking accessed through a wooden gate, leading into the garden. The gardens have been thoughtfully designed to make the most of their beautiful surroundings. A level lawn runs alongside the house, complemented by a patio seating area and a delightful orchard of fruit bushes and trees. Beyond this, a stunning wildflower meadow has been established, with a meandering pathway leading to the highest point of the bank, where a perfectly positioned summer house enjoys breathtaking, far reaching views across the Lakeland fells. Adjoining the gardens is approximately two acres of private woodland, creating a wonderful natural setting and offering an abundance of wildlife and opportunities for peaceful walks and exploration.

### Off street

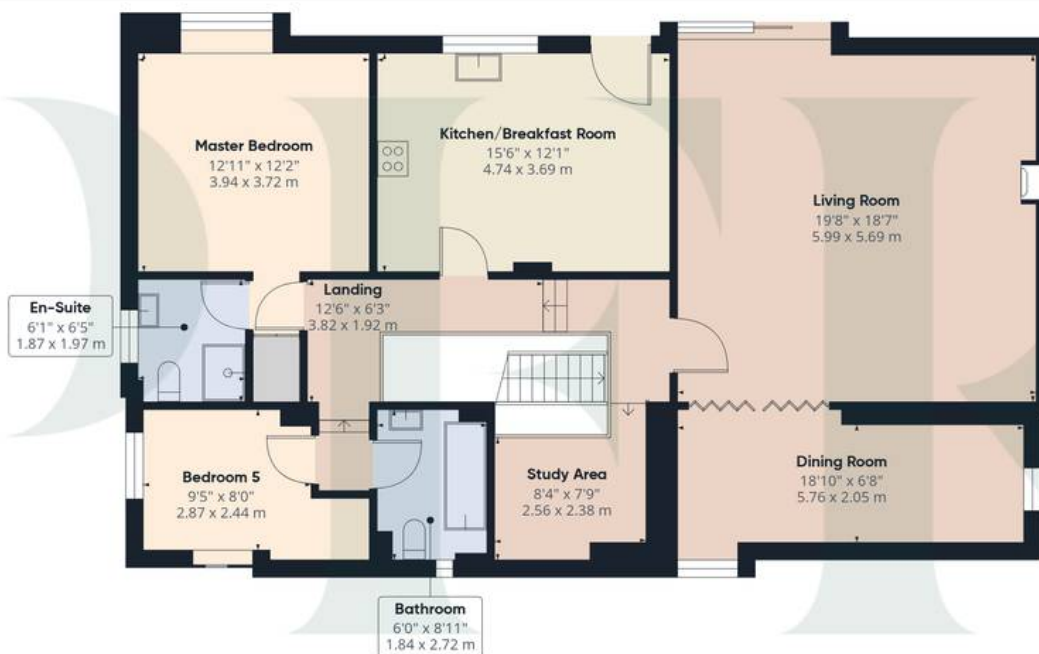
3 Parking Spaces

Graveled area alongside the house and further parking behind a double wooden gate.





Floor 0



Floor 1

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

2349 ft<sup>2</sup>

218.2 m<sup>2</sup>

## Reduced headroom

21 ft<sup>2</sup>

1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## **ADDITIONAL INFORMATION**

### **Referral Fee Disclosure**

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, Beyond Conveyancing Ltd): £120 to £240 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

### **Services**

Mains electricity, private water supply & septic tank drainage; oil fired central heating; 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.

### **Septic Tank**

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### **Local Occupancy Clause**

Further details to be confirmed.





## PFK Estate Agency Keswick

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