

HACKNEY & LEIGH

Threlkeld

£87,500 for a 25% Equity Share

1 Lucy Bank Cottages, Threlkeld, CA12 4ES

An opportunity to purchase a 25% equity share in a cottage style modern three bedroom semi-detached house enjoying a delightful rural setting with stunning views to the majestic fells.

The property is located approximately 1.5 miles from Threlkeld village and 4.5 miles from Keswick and a local occupancy condition applies.

Quick Overview

Cottage style modern semi-detached house

25% equity share purchase from Eden Housing Group

Local occupancy condition applies

1.5 miles from Threlkeld village

4.5 miles from Keswick

Delightful fell views

Three bedrooms

Living room and fitted dining kitchen

Allocated parking space

Gardens

Property Reference: KW0586

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Living Room



Bedroom One



Bedroom Two



Bedroom Three

Accommodation

Ground Floor:
Entrance Hall | WC | Dining Kitchen | Living Room

First Floor:
Landing | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom

Outside:
Gardens | Parking Space

Services
Mains water, electricity and drainage. Oil central heating.

Tenure
Leasehold. 99 years from 2008.

Rent
£538 per calendar month payable for the 75% equity share owned by Eden Housing Group.

Council Tax
Band C.

Local Occupancy Condition
A local occupancy condition applies requiring that, in the first 20 days of marketing the property, the purchaser must have consecutively lived or worked in the parishes of either St John's in the Vale, Castlerigg, Wythburn or Threlkeld for the last 3 years. After 20 days of marketing the qualifying locations are extended to include Keswick and the parishes of Underskiddaw, Borrowdale, Mungrisedale, Matterdale, Patterdale and Grasmere.

Viewing
By appointment with Hackney & Leigh's Keswick office.

Directions
From Keswick proceed on the A66 heading eastbound towards Penrith and after approximately four miles take the right hand turning for Threlkeld Quarry and Thirlmere. Follow this road for approximately half a mile, passing the turn for the Caravan and Campsite and take the next left hand turn signposted to the Mining Museum and Blencathra Business Centre. Proceed ahead past Glenderamackin Terrace and turn right immediately before the entrance to the Blencathra Business Centre. The property is located on the left.

What3words
///heartened.gather.solicitor

Price
£87,500 for a 25% equity share. A higher percentage equity share may be available to purchase subject to approval by Eden Housing Group.

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 (inc. VAT) per individual or £50 (inc. 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 (inc. VAT).



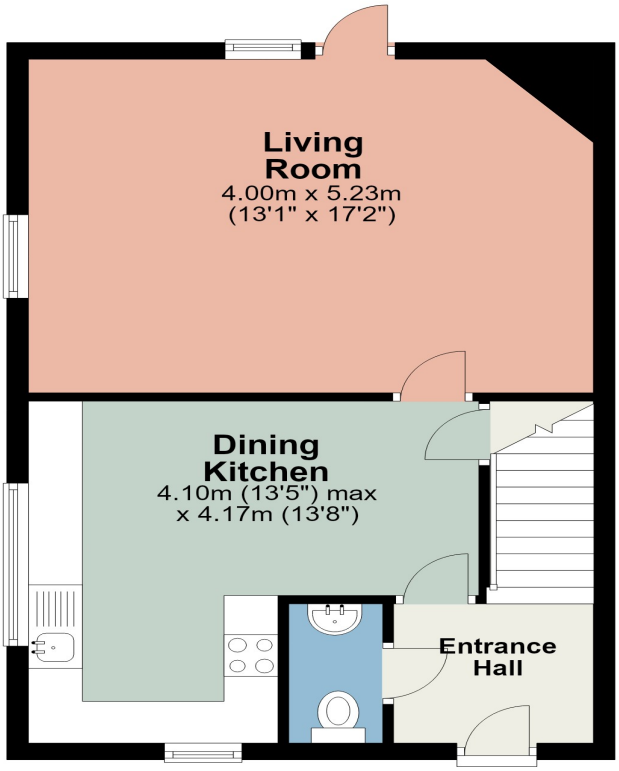
Dining Kitchen



Bedroom One

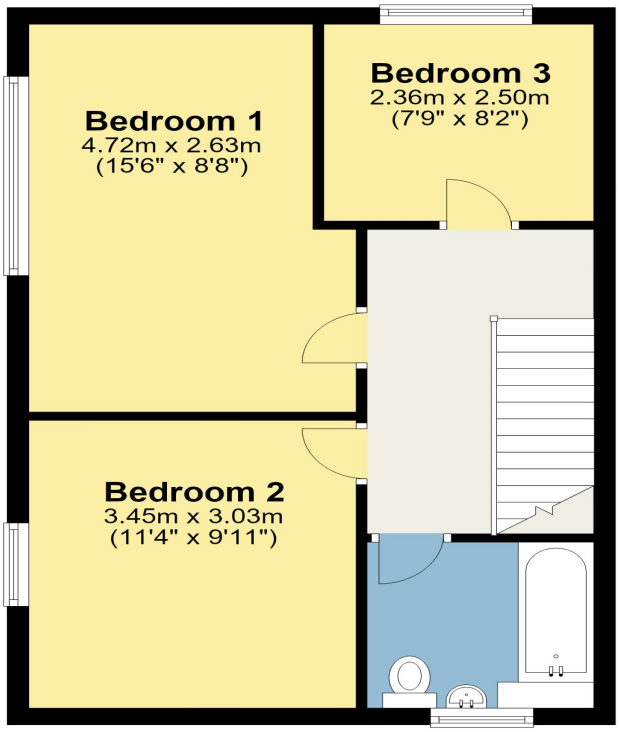
Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 86.0 sq. metres (926.0 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.

1 Lucy Bank Cottages, Threlkeld, Keswick

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 27/10/2026.