



## Threlkeld

Offers over **£285,000**

Old Joiners Shop, Threlkeld, Keswick, CA12 4SQ

A charming Grade 11 listed detached stone built one bedroom cottage most pleasantly situated in the centre of Threlkeld village with delightful rear views to the fells.

The immaculately presented accommodation benefits from recent comprehensive upgrading and retains a range of characterful original period features. A local occupancy condition applies.

Threlkeld is situated off the A66 by the mighty Blencathra fell under four miles east of Keswick and thirteen miles from Penrith and the M6 junction.

The village provides a range of local amenities including primary school, two public houses, church, post office, village hall, coffee shop and bus service.

### Quick Overview

Charming Grade 11 listed detached stone built one bedroom cottage

Central location in Threlkeld village beside the church

Under four miles from Keswick

Delightful rear rural views to the fells

Characterful original period features

Recently comprehensively upgraded

On-site parking

Local occupancy condition applies



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1



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TBC



Ultrafast  
Broadband  
Available



Off Road  
Parking

Property Reference: KW0508



Kitchen



Kitchen



Living Room



Living Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With stable door, exposed beams, radiator.

#### Lower Ground Floor:

#### Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, exposed beams, Klover biomass boiler incorporating hob and stove, plumbing for washing machine.

#### Living Room

With windows to three elevations, contemporary wood burning stove, radiator.

### First Floor:

#### Landing

With exposed beams, two built in cupboards.

#### Double Bedroom

With vaulted ceiling, roof window, exposed beams, radiator.

#### Bathroom

With WC, vanity wash hand basin, shower cubicle, bath, ceramic wall tiling, heated towel rail, roof window, exposed beams.

### Outside:

On-site parking.



Kitchen



Living Room



Bedroom



Bedroom



Bathroom



Bathroom

### Services

Mains water, electricity and drainage. Biomass heating system.

### Tenure

Freehold.

### Council Tax

Band B.

### Local Occupancy Condition

The property has a local occupancy condition which provides that it should be occupied by a person with a local connection as his or her only or principal home. The locality in this definition means the administrative areas of the Parishes of: Above Derwent; Bassenthwaite; Bewaldeth and Snittlegarth; Blindbothel; Borrowdale; Buttermere and Brackenthwaite; Caldbeck; Embleton; Keswick; Lorton; St Johns, Castlerigg and Wythburn; Setmurthy; Threlkeld; Underskiddaw; Wythop; and those parts of the Parishes of Blindcrake; Ireby and Uldale; and Loweswater which lie within the administrative area of the Lake District national Park. Full details are available from our Keswick office and are contained within 7/2018/3042 from the Lake District National Park Planning Office.

### Directions

From Keswick proceed east on the A66. After approximately four miles take the first exit into Threlkeld and continue ahead. The property is located on the right before St Mary's Church.

### What3words

///yummy.permanent.extra

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers over £285,000.

### 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 £42.67 (incl. VAT) per individual or £36.19 (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 £120 (incl. VAT).



Bedroom



Bathroom



View



View

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.



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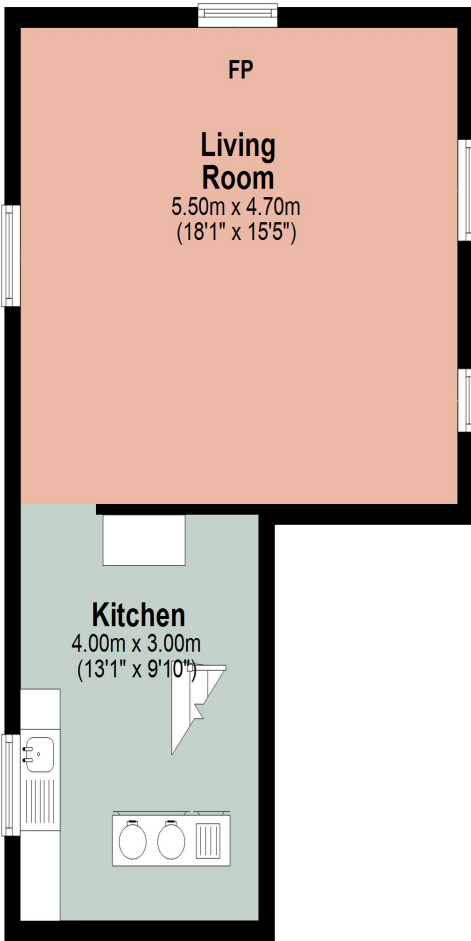


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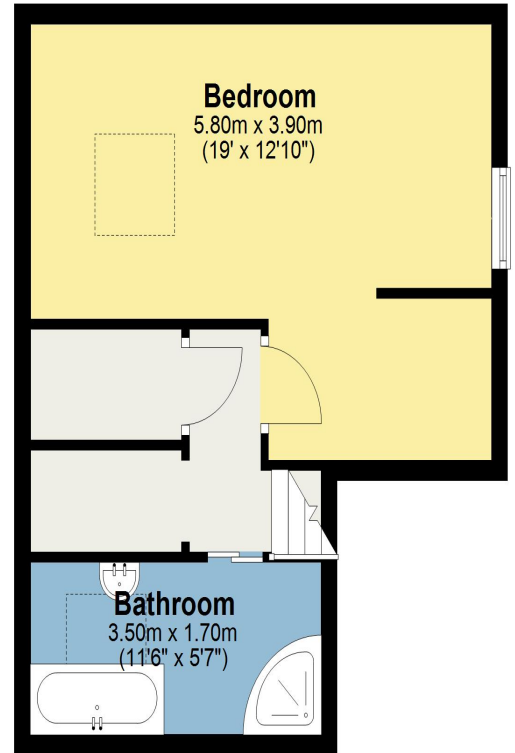
## Lower Ground Floor

Approx. 38.2 sq. metres (410.6 sq. feet)



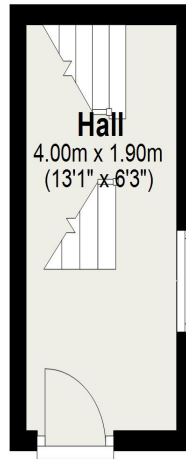
## First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



## Ground Floor

Approx. 7.6 sq. metres (81.8 sq. feet)



**Total area: approx. 79.0 sq. metres (850.2 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.

## The Old Joiners Shop, Threlkeld

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