LAKES ESTATES

Law Cottage , Threlkeld, CA12 4RX

Guide price £749,999

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- Well presented four-bedroom detached cottage at the foot of Blencathra in Threlkeld
- Fantastic EPC rating
- Generous principal bedroom plus three further bedrooms, all on the first floor
- Substantial barn (approx. 19'7" x 28'7") with excellent storage or development potential
- Surrounded by grazing land currently home to donkeys and sheep, with stunning fell views
- Approx. 1,854 sq ft of stylish accommodation set across two floors
- Spacious kitchen diner, separate utility room, and ground floor WC
- Beautifully appointed family bathroom with freestanding roll-top bath
- Gravelled parking for multiple vehicles
- Perfectly placed for exploring the northern Lake District

Law Cottage is a beautifully presented four-bedroom detached property nestled at the foot of Blencathra in the village of Threlkeld, near Keswick. Offering approximately 1,854 sq ft of gross internal accommodation across two floors, the property combines a traditional Lakeland exterior with a stylish, contemporary interior finish. Features include a striking polished resin floor running through the ground floor hallway and reception rooms, a beautifully appointed family bathroom with a freestanding roll-top bath, and well-proportioned bedrooms with views over the surrounding fells. The property also benefits from a substantial barn, garage, and grazing land, making it ideal for those seeking a rural lifestyle with breathtaking mountain scenery on the doorstep.

Directions

What3words location: ///lavender.eyelashes.cigar

GROUND FLOOR

The ground floor comprises a generous kitchen diner with ample space for cooking and dining, a separate utility room, and a convenient WC. A spacious lounge provides a comfortable reception room, while a central hallway with stairs leading to the first floor connects the principal living spaces, complemented by a useful storage room. The eye-catching marbled resin flooring throughout ground floor adds a contemporary, high-end finish to the accommodation and benefits from underfloor heating.

Kitchen Diner	10'10" x 20'2" (3.32 x 6.16)
Lounge	12'10" x 12'11" (3.92 x 3.95)
Utility	7'4" x 12'8" (2.26 x 3.88)
W.C	
Hallway	
Store Room/Boiler Room	3'6" x 6'6" (1.09 x 2.00)

FIRST FLOOR

Upstairs, the property offers four bedrooms, including a generous Principal Bedroom with garden and fell views. Bedroom Two and Bedroom Three are both well-sized doubles, while Bedroom Four offers flexible space ideal as a single bedroom, nursery, or home office. A stylish family bathroom serves the first floor, featuring a freestanding bath, separate WC, and wash basin, finished with patterned tiled flooring and a sleek round mirror. A carpeted landing with a window overlooking the lane and fells links all rooms. Radiator heating upstairs.

Principal Bedroom	12'8" x 13'3" (3.88 x 4.06)
Bedroom Two	11'8" x 10'4" (3.56 x 3.17)
Bedroom Three	11'8" x 9'5" (3.58 x 2.89)
Bedroom Four	7'8" x 6'2" (2.34 x 1.90)
Bathroom	6'9" x 10'4" (2.06 x 3.16)

OUTSIDE

The property sits within its own grounds, accessed via a gravelled parking area providing off-road parking for several vehicles. A substantial barn (approximately 19'7" x 28'7") offers excellent storage or potential for further development. Beyond the immediate garden area, the property benefits from an area of land circa 3 acres currently used for grazing, presently home to donkeys and sheep, and enclosed with timber fencing — offering a wonderful rural outlook and the opportunity for those with smallholding or equestrian interests. The elevated position affords spectacular, far-reaching views toward Blencathra and the surrounding Lakeland fells.

Barn	19'7" x 28'7" (5.98 x 8.72)

Location

Law Cottage enjoys a superb position at the base of Blencathra, one of the most recognisable and dramatic fells in the northern Lake District, within the popular village of Threlkeld. Threlkeld is well known for its strong walking and outdoor pursuits community, with direct access to fell walks and the Old Coach Road, as well as being close to the Cumbria Way. The village itself offers local amenities including a pub and primary school, while the market town of Keswick is just a short drive away, providing a wider range of shops, restaurants, and the renowned Derwentwater. The property's setting offers the perfect balance of peaceful rural living with convenient access to the wider Lake District National Park.

Services & Additional Information

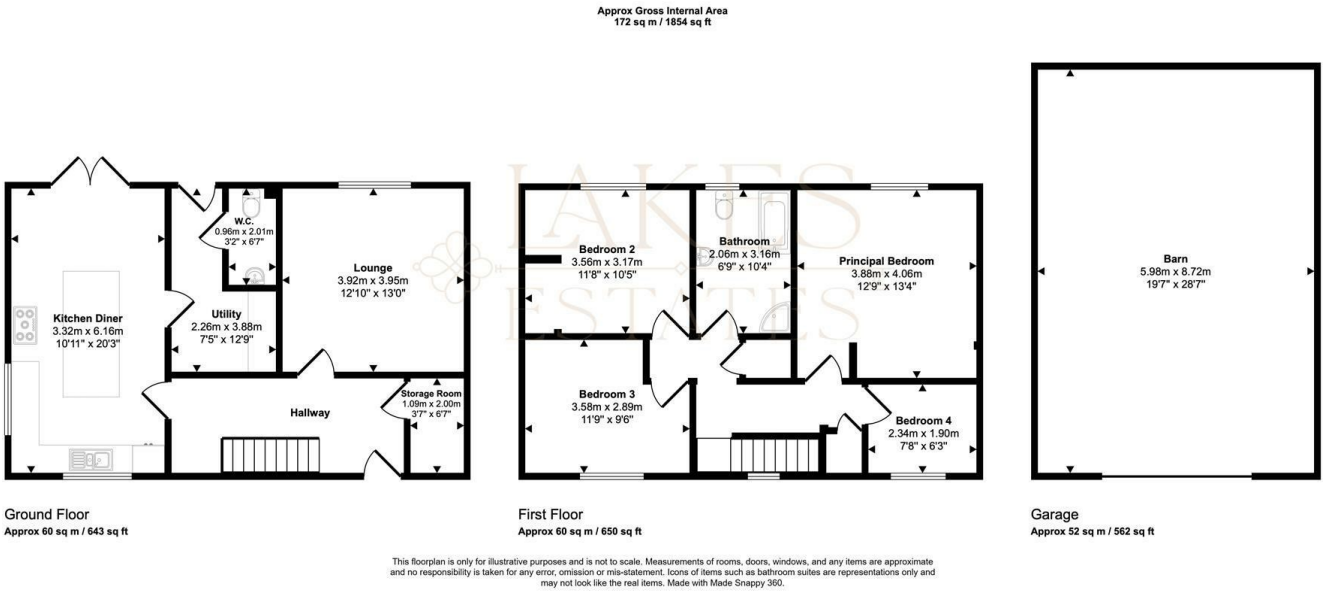
We understand the property has services including a backup generator (visible on site) providing power supply (battery is 30kva), mains water and drainage. Prospective buyers should make their own enquiries to verify the specifics of the off-grid systems, water supply, electricity generation/storage, and heating arrangements, as part of their due diligence. Local Occupancy applies to this property, for more information, please contact the office on 01768 639300 or office@lakesestates.co.uk

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

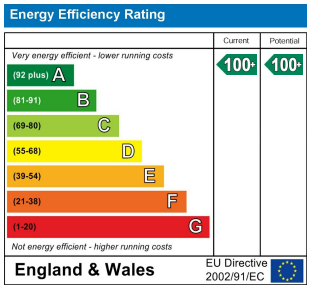
Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete

Floor Plans



Location Map

Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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