



Thornthwaite

Offers over **£400,000**

5 Swan House, Thornthwaite, Keswick, CA12 5SQ

A substantial two double bedroom self-contained first floor luxury apartment enjoying a delightful rural setting with stunning Lakeland fell views, beautifully mature landscaped communal grounds and a regular bus route in immediate proximity.

Conveniently located at the foot of Barf with its well-known Bishop's Rock only four miles from Keswick town centre, ten miles from Cockermouth and close to the wide range of local amenities provided in Thornthwaite and Braithwaite villages.

This most appealing spacious apartment provides an immaculate standard of tastefully appointed accommodation and is equally suitable as a primary residence, recreational second home or for lucrative holiday rentals as successfully operated by the current owners.

Internal viewing is highly recommended.



Quick Overview

- Substantial self-contained first floor luxury apartment
- Stunning Lakeland fell views
- Delightful rural setting at the periphery of Thornthwaite village
- Four miles from Keswick and a regular bus route in immediate proximity
- Spacious, immaculately presented and tastefully appointed accommodation
- Two double bedrooms and two luxury bath / shower rooms
- Living / dining room and fully fitted kitchen with integrated appliances
- External paved entertaining terrace / balcony
- Beautifully mature communal landscaped gardens including parking
- Equally suitable as a primary home, recreational second home or as a lucrative holiday rental

Property Reference: KW0490



Living / Dining Room



Living / Dining Room



Kitchen



Kitchen

Accommodation

Ground Floor:

External Stairway

Entrance Vestibule

With stairway leading to first floor.

First Floor:

Living / Dining Room

With windows to two elevations, two radiators.

Inner Hall

With radiator, built in cupboard, external glazed door to paved private entertaining terrace with balcony.

Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, microwave, fridge / freezer, dishwasher, washing machine, tumble dryer, radiator, window seat.

Bedroom One

With radiator, range of fitted bedroom furniture comprising wardrobes and drawers.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom Two

With radiator, range of fitted bedroom furniture comprising wardrobes and drawers.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.



Balcony / Terrace



View



Bedroom One



Bedroom One En-suite



Bedroom Two



Bathroom

Outside:

External store, communal grounds including beautifully mature landscaped gardens with lawns, feature pond, seating areas, communal barbecue with dining area, communal parking spaces.

Services

Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure

999 year lease from 2004.

Service Charge

We are advised that the owners currently pay a quarterly service charge comprising £472 to cover general maintenance, £194 for building insurance and £185 for an investment sinking fund towards any future repairs.

Rateable Value

£2,400.

Directions

From Keswick proceed on the A66 towards Cockermouth and past the first two left turns sign posted to Braithwaite. Take the third left turn sign posted to Braithwaite and pass through the village. Swan House is located on the right at the periphery of the village.

What3words

///others.gates.trapdoor

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers over £400,000 are invited for consideration.

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 £60.00 (incl. VAT) per individual or £50.00 (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 £150 (incl. VAT).



Rear Elevation



Communal Grounds



Communal Grounds



Balcony / Terrace

Request a Viewing Online or Call 01768 741741

Meet the Team

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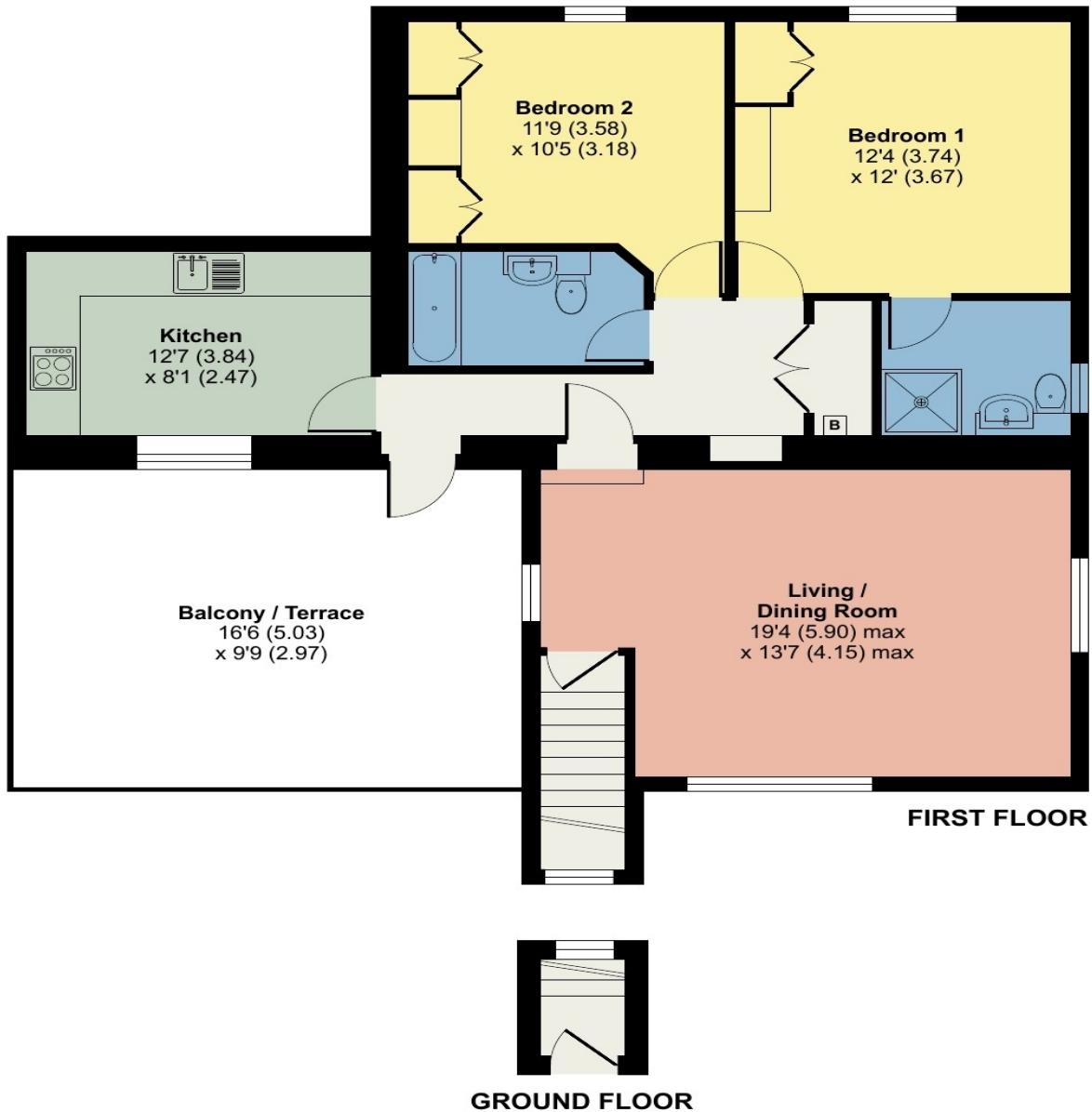
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5 Swan House, Thornthwaite, Keswick

Approximate Area = 875 sq ft / 81.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1347980

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