



3 Taylor Cottages, Threlkeld, Keswick, CA12 4SQ

Guide Price £265,000

PFK

3 Taylor Cottages

The Property:

Nestled in the heart of a sought after Lake District village, this charming one bedroom terraced cottage offers a unique opportunity for those seeking a characterful home or an investment property in a picturesque setting. The property is thoughtfully arranged to maximise space and comfort, featuring a welcoming living area that blends traditional features with modern touches. Benefitting from parking to the rear and a great sized garden to enjoy the surrounding views, particularly Blencathra. This cottage represents an opportunity to acquire a delightful property in an enviable location, with all the amenities of the village close at hand and easy access to the surrounding fells and attractions of the Lake District.

- EPC rating F
- Parking to rear
- Good sized rear garden
- Pleasant views of Blencathra
- Council Tax: assessed for business rates
- Tenure: Freehold





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Location & directions:

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 4SQ or can otherwise be found using what3words location

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ACCOMMODATION

Open Plan Living/Kitchen

13' 4" x 15' 10" (4.07m x 4.83m)

The living area has two windows to front aspect, feature fireplace with wood burning stove, three radiators, feature exposed beams, window to rear aspect and stairs to first floor. The kitchen has a window to rear aspect, range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, space for slimline dishwasher, electric hob with extractor over, plumbing for washing machine and space for undercounter fridge.

FIRST FLOOR

Landing

8' 8" x 6' 0" (2.65m x 1.82m)

Window to rear aspect, loft hatch and a radiator.

Bedroom

13' 1" x 10' 0" (3.98m x 3.05m)

Two windows to front aspect, feature exposed beam and a radiator.

Bathroom

4' 2" x 8' 3" (1.28m x 2.51m)

Window to rear aspect, WC, wash hand basin, shower cubicle with electric shower, storage cupboard and a heated towel rail.





EXTERNALLY

Garden

The garden is predominantly laid to lawn with mature planting, seating area and summer house to enjoy the views of Blencathra. The front garden is enclosed by stone walling and graveled for ease of maintenance.

Allocated Parking

1 parking space off to the rear.

ADDITIONAL INFORMATION

Referral & Other Payments

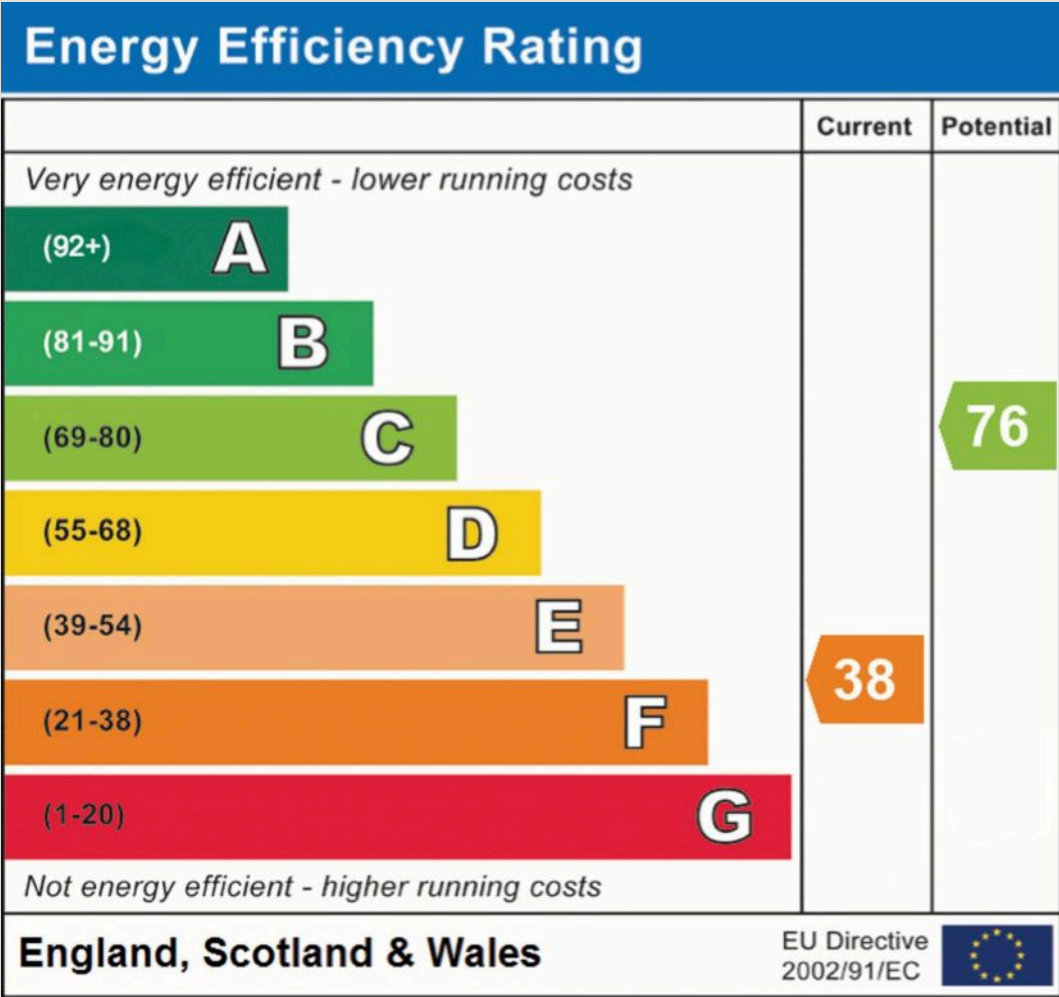
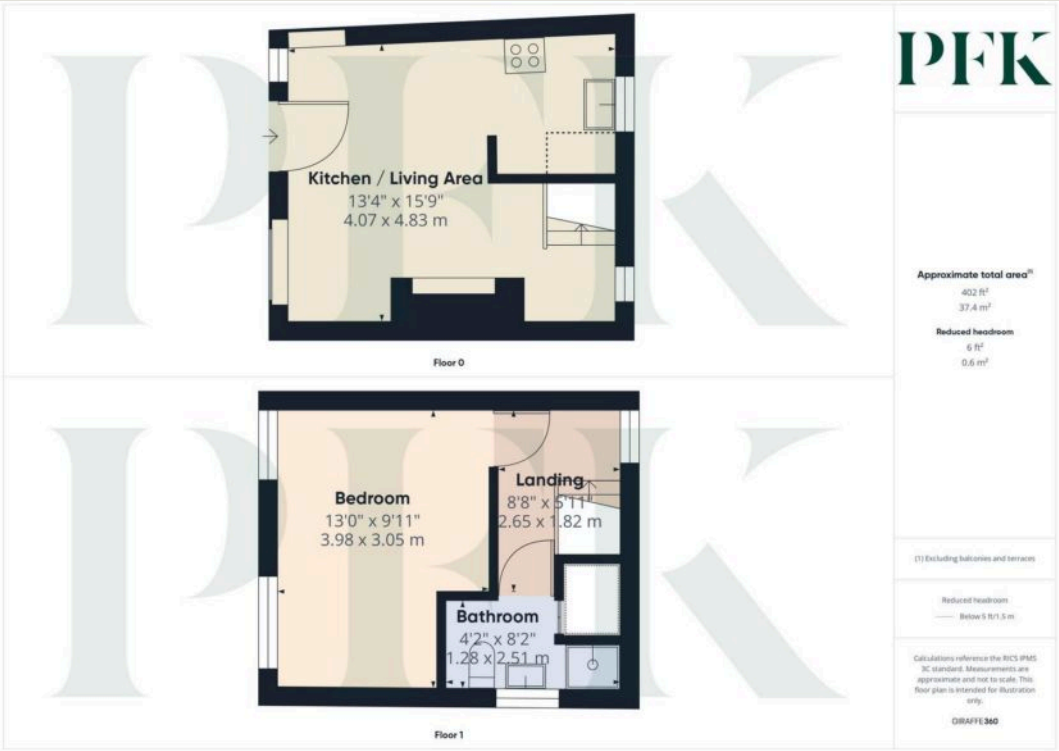
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Services

Mains electricity, water & drainage; electric 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.









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