



# Thornthwaite

Offers over **£295,000**

Ashbrae, Thornthwaite, Keswick, CA12 5SG

A charming two bedroom Lakeland stone built converted barn pleasantly situated at the periphery of Thornthwaite village and enjoying a delightful view to Barf fell. A Cumbria wide local occupancy condition applies.

Thornthwaite is located by Whinlatter Forest at the foot of Barf fell under four miles from Keswick and approximately nine miles from Cockermouth.

### Quick Overview

Charming Lakeland stone built converted barn

Pleasant location at the periphery of Thornthwaite village

Under four miles from Keswick

Nine miles from Cockermouth

Delightful view to Barf fell

Two double bedrooms

External paved courtyard and parking area

Cumbria wide local occupancy condition applies

Property Reference: KW0543



2



1



1



C



Superfast  
Broadband  
Available



2



Entrance Hall



Living Dining Room



Living Dining Room



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall / Reception

With radiator, under stairs cupboard.

#### Open Plan Living / Dining Room

With two radiators, floor to ceiling windows and external door.

#### Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine and dishwasher.

### First Floor:

#### Landing

With radiator and storage cupboard housing the boiler.

#### WC

With WC and wash hand basin.

#### Bedroom One

With radiator, roof window.

#### Bedroom 2

With radiator, roof window.

#### Bathroom

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

### Outside:

Block paved courtyard with seating area and parking area, storage shed.

### Services

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



Living Dining Room



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bathroom

### Tenure

Freehold.

### Council Tax

Band C.

**Local Occupancy Clause** A local occupancy restriction applies requiring the purchaser to be:

A person employed, about to be employed or last employed in the locality, or a person who has over the three year period immediately preceding occupation of the property had their only or principle residence in the locality.

The locality is the county of Cumbria.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick proceed on the A66 towards Cockermouth and turn left where sign posted to Thornthwaite. Continue through the village and the entrance road to the property is situated on the right immediately after passing the house named Hill Side.

### What3words

///crops.dragon.formation

### Price

Offers over £295,000 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 £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 Two



Courtyard



Courtyard



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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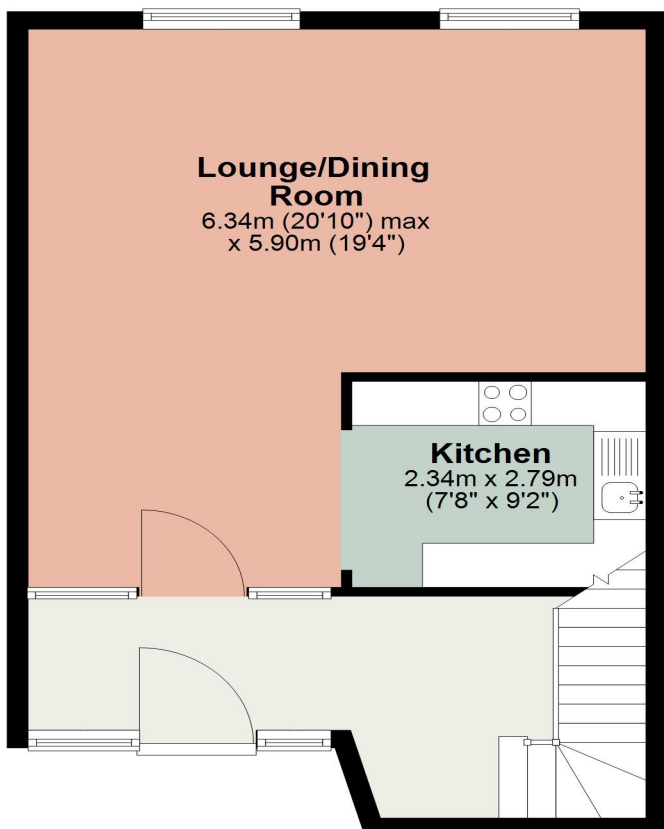


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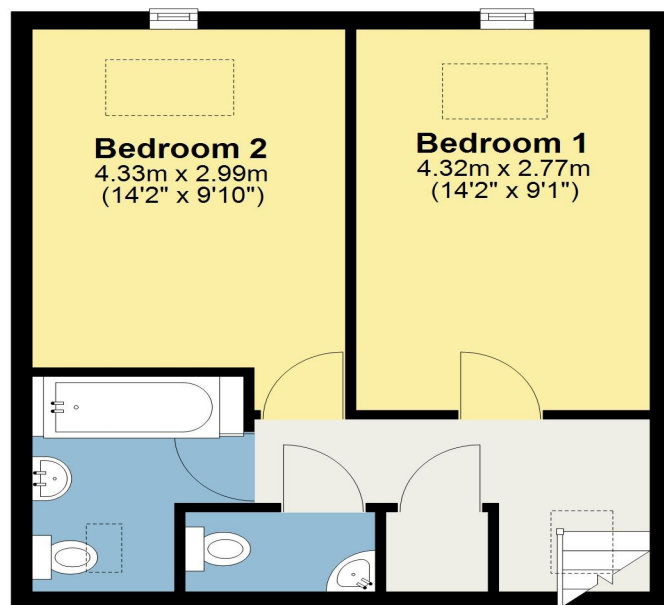
## Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



**Total area: approx. 87.1 sq. metres (938.0 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.

**Ashbrae. Thornthwaite. Keswick**

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Request a Viewing Online or Call 01768 741741