



Thornthwaite

Offers over **£425,000**

9 Swan House, Thornthwaite, Keswick, CA12 5SQ

A substantial two double bedroom self-contained ground floor luxury apartment enjoying a delightful rural setting with stunning Lakeland fell views and beautifully mature landscaped communal grounds.

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. Internal viewing is highly recommended.

Quick Overview

- Substantial self-contained ground floor luxury apartment
- Stunning Lakeland fell views
- Delightful rural setting at the periphery of Thornthwaite village
- Four miles from Keswick
- Spacious, immaculately presented and tastefully appointed accommodation
- Two double bedrooms
- Living room and fully fitted dining kitchen
- Superb bathroom
- Rear paved terrace and beautifully mature communal landscaped gardens including parking
- Equally suitable as a primary home, recreational second home or lucrative holiday rental investment

Property Reference: KW0456



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Ultrafast
Broadband
Available



Communal



Living Room



Living Room



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Communal Entrance Hall

Entrance Hall

With built in cupboard.

WC

With WC, vanity wash hand basin, ceramic wall tiling.

Inner Hall

With radiator.

Living Room

With windows to two elevations, feature stone fireplace with stove style living flame gas fire, two radiators.

Dining Kitchen

With fitted base and wall units including pelmet lighting and marble work surfaces, under mounted sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, fridge with freezer, radiator, external door.

Bedroom One

With windows to two elevations, radiator, built in cupboard.

Lower Ground Floor:

Inner Hall

With radiator, built in cupboard.

Bedroom Two

With radiator, built in cupboard.

Bathroom

With WC, vanity wash hand basin with marble surface, roll top bath, quadrant shower cubicle, ceramic wall tiling, radiator, heated towel rail.

Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, radiator.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bathroom



Utility Room

Shared Basement Store Room

With external door.

Outside:

Private paved rear terrace and side pathway, extensive communal grounds including beautifully mature landscaped gardens with lawns, feature pond, seating areas, communal barbecue with dining area and communal parking spaces.

Services

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

Tenure

Share of freehold.

Service Charge

We are advised that the owners currently pay a service charge of £330 per month to cover maintenance of communal areas, buildings insurance and a contribution to the reserve fund.

Council Tax

Band D.

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 £425,000 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).



Bedroom One



Bedroom Two



Private Paved Rear Terrace



Communal Grounds

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.



Need help with **conveyancing**? Call us on: **01539 792032**



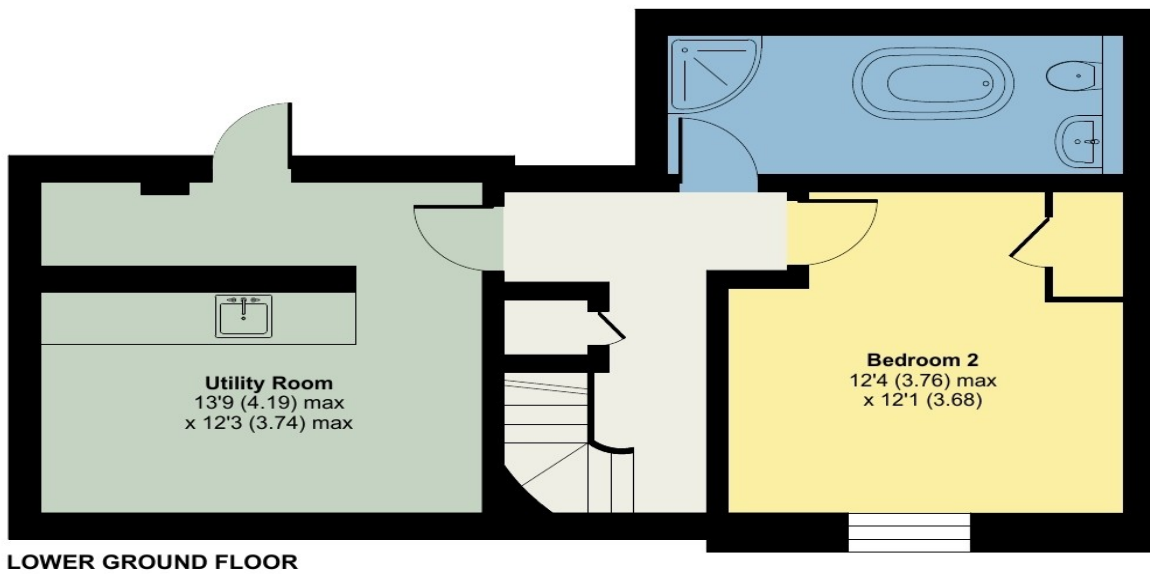
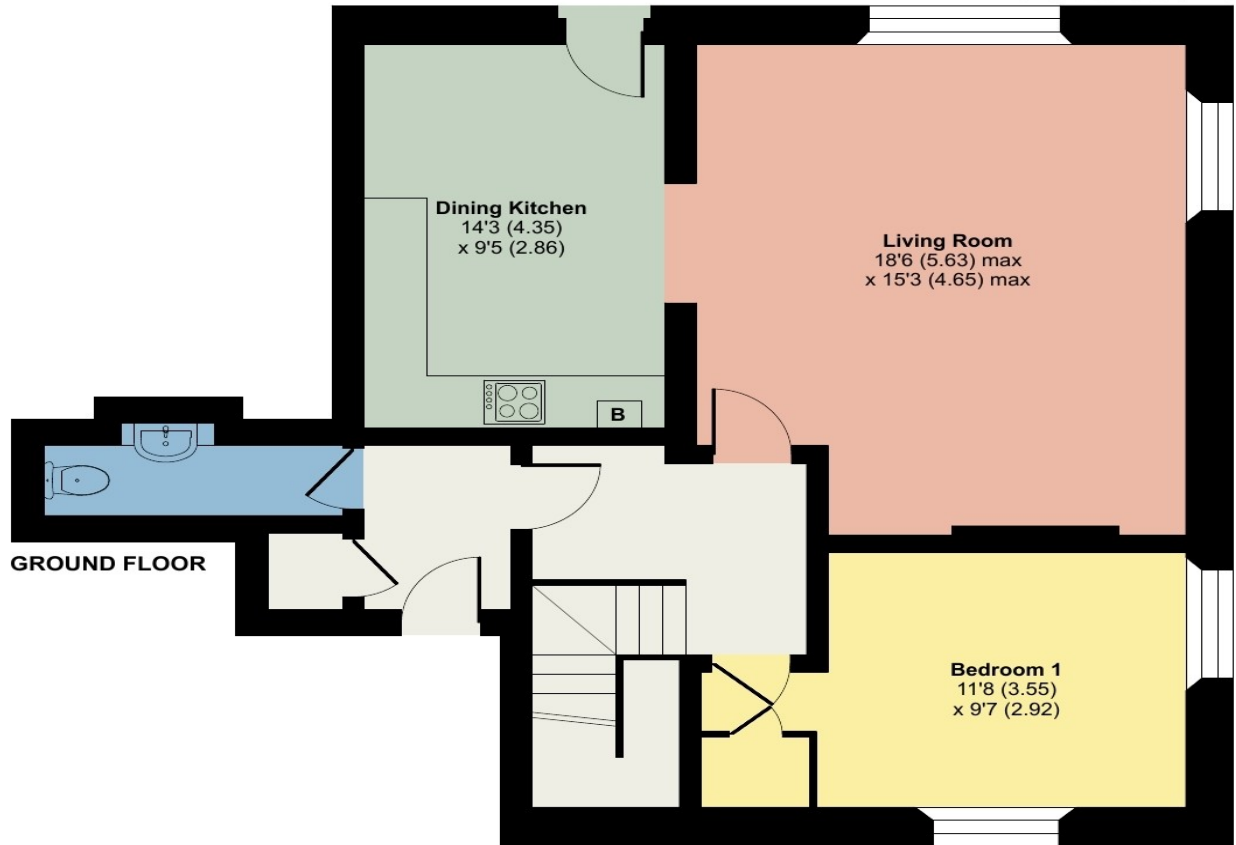
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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9 Swan House, Thornthwaite, Keswick

Approximate Area = 1231 sq ft / 114.3 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: 1276177

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Request a Viewing Online or Call 01768 741741