



**HACKNEY
& LEIGH**

Threlkeld

Offers in the region of £345,000

2 Stuart Terrace, Threlkeld, Keswick, CA12 4RY

A modernised two double bedroom terrace house pleasantly located in the centre of Threlkeld village with delightful views to the fells and providing immaculately presented accommodation equally suitable as a primary home, second home or holiday let investment.

Threlkeld is situated off the A66 by the mighty Blencathra fell under four miles east of Keswick and thirteen miles from Penrith and the M6 junction. The village provides a range of local amenities including primary school, two public houses, church, post office, village hall, coffee shop and bus service.

Quick Overview

Most appealing modernised terrace house
Two double bedrooms
Central location in Threlkeld village
Under four miles from Keswick
Delightful front and rear views to the fells
Large open plan living / dining room
Front forecourt garden and rear roof terrace
Equally suitable as a primary home, second home or holiday let investment.



2



1



1



TBC



Superfast
Broadband
Available



On Street

Property Reference: KW0441



Living / Dining Room



Living / Dining Room



Living / Dining Room



Kitchen

Accommodation

Ground Floor:

Living / Dining Room

A spacious open plan room including fireplace with multi fuel stove, additional fireplace, two radiators, under stairs cupboard.

Kitchen

With fitted base and wall units including pelmet lighting, sink unit with mixer tap, integrated oven, hob, microwave, extractor unit, fridge, freezer, washing machine, radiator.

Rear Hall

With external door.

WC

With WC, wash hand basin, radiator.

First Floor:

Landing

With access door to roof terrace.

Bedroom One

Front bedroom with period fireplace, radiator, built in wardrobes and dressing table.

Bathroom

With WC, wash hand basin, roll top bath, shower cubicle, bidet, heated towel rail / radiator.

Second Floor:

Bedroom 2

With roof windows, period fireplace, radiator, built in cupboards.

Outside:

Front paved forecourt garden with stocked and shrubbed borders. Rear pedestrian access.



Living / Dining Room



Kitchen



Bedroom One



Bedroom Two



Bathroom



Roof Terrace

Tenure

Freehold.

Services

Mains water, electricity and drainage. LPG central heating to radiators.

Council Tax

Band D.

Directions

Leaving Keswick proceed onto the A66 towards Penrith and turn left where sign posted to Threlkeld. Continue into the village and Stuart Terrace is situated on the left opposite the village hall.

What3words

///hesitate.shorts Depending

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £345,000.

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 One



Bedroom Two



Rear View



Front View

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey

Sales Manager

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Yvonne Rawson

Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Sue Jackson

Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Angela Bell

Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Chris Houghton

Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Book Online Now



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



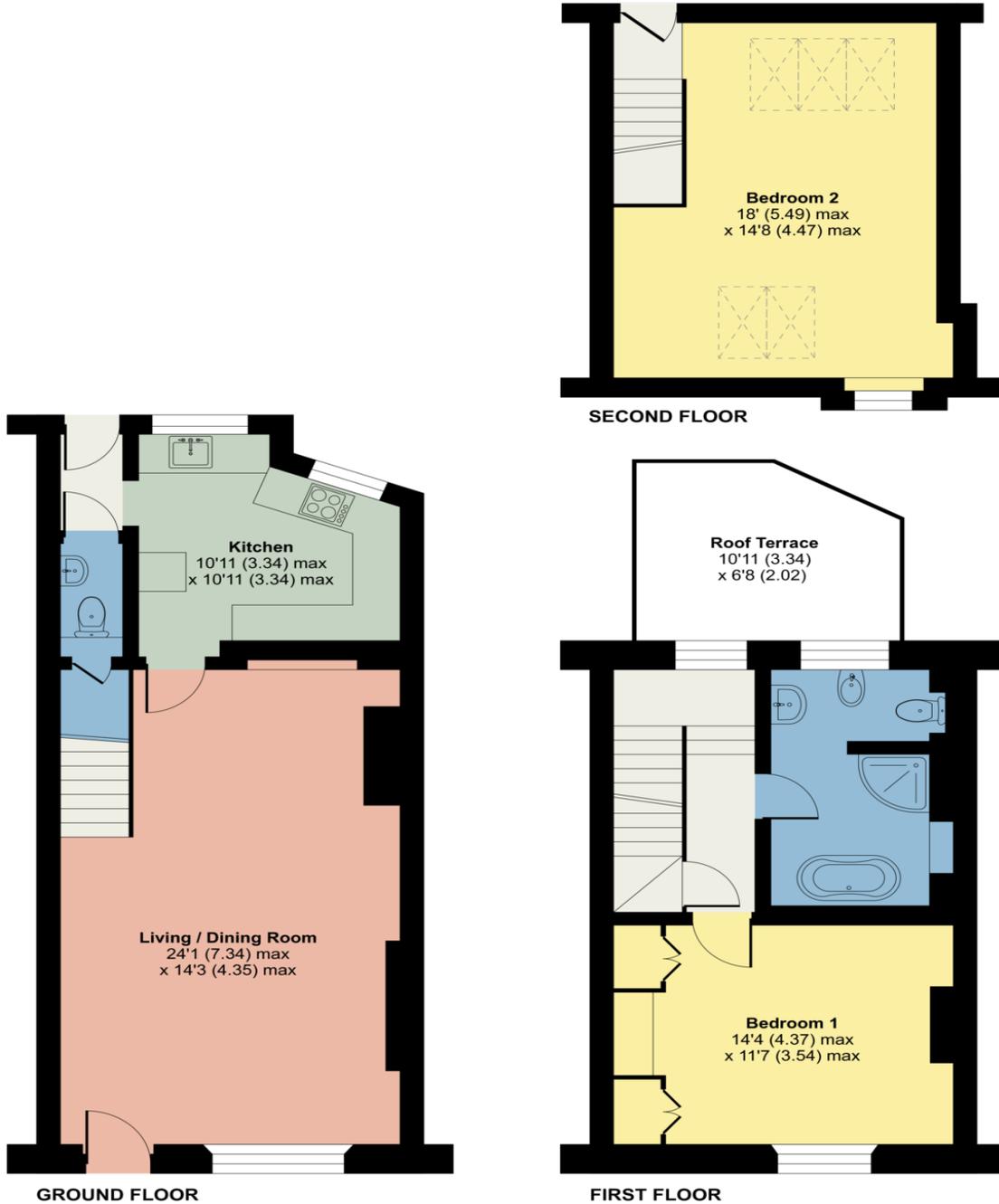
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

2 Stuart Terrace, Threlkeld, Keswick

Approximate Area = 1081 sq ft / 100.4 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: 1257937

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 14/03/2025.

Request a Viewing Online or Call 01768 741741