

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		64
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area*

536.16 ft²
49.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



1 Coach House Cottage, Thornthwaite, Keswick, Cumbria, CA12 5SA

- 2 bed semi det cottage
- Fully modernised
- Sought after village location
- Local occupancy restriction
- Tenure: freehold
- Council Tax: Band C
- EPC rating D

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LOCATION

The hillside village of Thornthwaite enjoys extensive views over Bassenthwaite Lake and towards the Skiddaw range beyond. The village stands at the foot of Seat How and the woods of Whinlatter, through which there are extensive walks and cycle routes. There are nearby amenities in Braithwaite including shops, inns and primary school with more comprehensive facilities located in Keswick (three miles to the south).

PROPERTY DESCRIPTION

A fully modernised semi detached, two bedroomed local occupancy home in the sought after village of Thornthwaite. With lovely views over towards Skiddaw, with garden and parking for two cars. The cottage is open plan in the living area, split into a relaxing sitting area, dining area and modern kitchen and to the first floor are two good sized bedrooms and a family bathroom. All a short drive from Keswick town centre.

ACCOMMODATION

Entrance Porch

1.67m x 1.05m (5' 6" x 3' 5") Radiator and glazed door into:-

Open Plan Living/Dining Area

5.35m x 4.80m (17' 7" x 15' 9") Window to front aspect, stairs to first floor, good sized understairs cupboard and a radiator.

Kitchen

1.70m x 1.55m (5' 7" x 5' 1") A range of matching wall and base units, complementary worktop, stainless steel sink and drainer with mixer tap, oven, electric hob with extractor over, tiled splashback, integrated fridge freezer and integrated washing machine.

FIRST FLOOR

Landing

0.87m x 0.96m (2' 10" x 3' 2")

Bathroom

1.76m x 1.97m (5' 9" x 6' 6") Obscured window to rear aspect, wash hand basin, WC, bath with shower attachment and a heated towel rail.

Bedroom 1

2.64m x 2.69m (8' 8" x 8' 10") Window to side aspect and a radiator.

Bedroom 2

2.73m x 3.80m (8' 11" x 12' 6") Window to front aspect, fitted cupboard over the stairwell and a radiator.

EXTERNALLY

Gardens & Parking

To the front is a shared driveway with gravelled parking for two cars.

A separate lawned area lies to the front of the plot with an enclosed patio area adjoining the cottage.

ADDITIONAL INFORMATION

Local Occupancy Clause

This property is subject to a local occupancy clause, which includes a person employed, about to be employed or last employed in the locality or a person who has, for the period in the three years immediately preceding his/her occupation has/had their own principal residence in the locality. In this condition, the locality means the administrative County of Cumbria

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; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: From Keswick, take the A66 towards the west (Cockermouth). After passing both the Portinscale and Braithwaite junctions on the left and Braithwaite Village Hall on the right, take the next turn to the left and proceed along the old road in a westerly direction. After passing a right turn signposted Thornthwaite Church. Heading out of the village, the property is a short distance on the left hand side, set back from the road.

