

Edwin  
Thompson



**FOR SALE**

**WREN COTTAGE, STAIR, KESWICK, CUMBRIA, CA12 5UF**

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# WREN COTTAGE, STAIR, KESWICK, CUMBRIA, CA12 5UF

## Brief Résumé

A rare opportunity to acquire a spacious and beautifully positioned three bedroom bungalow set in approx. two acres of garden and woodland, enjoying outstanding panoramic fell views in one of the Lake District's most sought after locations.

## Description

Wren Cottage is a charming three bedroom semi-detached bungalow, located in the picturesque hamlet of Stair, in the heart of the Lake District National Park. The property presents a rare opportunity to enjoy peaceful countryside living while being within easy reach of Keswick and its wide range of amenities, shops and restaurants. The wider Lake District is easily accessible for all to enjoy.

This much-loved home is coming to the market for the first time in over 30 years and offers excellent potential for further enhancement or modernisation, if desired. Wren Cottage has generous living space throughout with a well-proportioned Kitchen with a full range of wall and base units and views of Causey Pike.

A sizable light and bright dining room sits in the middle of the property and is ideal for entertaining family and friends. The spacious sitting room is a standout feature flooded with natural light and further enhanced by two side conservatories, perfectly positioned to maximise the stunning fells views and create seamless indoor-outdoor living. The property benefits from three bedrooms, two of which are positioned to the front and enjoy a private aspect over the garden with superb views towards Catbells. One of these bedrooms has an ensuite. The third bedroom is particularly spacious with views to Causey Pike and is complemented by its own en-suite. To complete the property is a family bathroom and utility room.

Externally, the property truly excels with its breathtaking setting and stand out views. The extensive grounds comprise of large laid to lawn garden, planted with mature trees, shrubs and plants. A private woodland area offers exceptional privacy, space and a haven for wildlife. A paved terrace area offers a south/west facing aspect with views to Causey Pike, Barrow and Rolling end, to name a few.

The driveway loops round to offer easy access in and out of the property. A double garage is situated near the entrance gate.

This property offers peace and tranquillity in abundance with endless opportunities for walking and enjoying the natural beauty right from the doorstep. This exceptional location, setting and space is rare and not one to be missed.

**What3words///whips.pocketed.flushed**



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## Accommodation:

### Entrance

Front door located from the path leading from the driveway entering in to:

### Entrance Porch

Glazed door to entrance porch. Slate tiles to floor. Space to hang coats and store shoes. Step up to part glazed door to:

### Entrance Hall

Wood effect flooring. Access to all rooms. Loft Hatch. Radiator.

### Kitchen

Full range of wall and base units with contrasting work tops. One and a half bowl sink and drainer. Integrated fridge and freezer. Space for dishwasher, cooker and hob. Tile splash backs. Large window to rear with fabulous views of Causey Pike. Radiator. Door to:

### Utility Room

Floor mounted oil boiler. Sink and drainer. Plumbing for washing machine. Space for clothes airer. Two windows. Door to rear access.

### Dining Room

Large light and bright room with two Velux windows. Window to side. Door to Causey Pike Conservatory. Ample room for a large dining table and chairs.

### Sitting Room

Fabulous room, flooded with natural light. Triple aspect windows to every aspect of the garden. Wood burning stove set into recess with slate hearth. Three radiators. Door to Catbells conservatory. Sliding patio doors to Causey Pike conservatory.

### Catbells Conservatory

Aptly named with stunning views to Catbells. Large room the length of the sitting room. Tiled to floor. Patio doors to garden. Electric storage heater.

### Causey Pike Conservatory

As the name suggests, fabulous views to Causey Pike, Barrow, Rolling End and beyond. Large room the length of the sitting room. Patio doors to paved terrace. Tiled to floor. Electric storage heater.

### Master Bedroom

Fabulously large double bedroom. Dual aspect windows with fantastic views. Two Radiators.

### En-Suite

Fully tiled large walk in shower. Wash hand basin. WC. Bidet. Radiator. Window to side aspect.

### Bedroom Two

Double bedroom. Large picture window looking to the garden and Catbells beyond. Radiator.



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## Bedroom Three

Double bedroom. Dual aspect windows looking to the garden and fells. Radiator. Door to:

## En-Suite

Fully tiled shower cubicle with Mira electric shower. WC. Wash hand basin. Part tiled to walls. Radiator.

## Bathroom

Bath with electric shower above. WC. Wash hand basin. Part tiled to walls. radiator

## Outside

Upon arrival at Wren Cottage a gate gives access to the drive that loops round for easy access in and out. The garden surrounds the property on three sides with large lawned area and a woodland area to the Northern boundary. The property has newly installed stock fencing to the perimeter with mature hedging. There is a lovely, paved patio area for sitting out with fabulous view to Causey Pike and the surrounding fells. The garden is stocked with mature trees, shrubs and plants and a woodshed. The grounds are approximately 1.5-2 acres.

## Detached Garage

Situated near the entrance in and accessed from the drive. Light and Power

## Services

Mains electricity and water. Private drainage shared with next door. Oil fired central heating. Oil boiler housed to the rear of the property. floor mounted combination boiler in the utility room.

## Tenure

Freehold.



Mobile phone and Broadband services

CA12 5UF Mobile Signal

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

		Voice	3G	4G	5G
<b>Three</b>	Indoor	X	X	○	X
	Outdoor	✓	X	✓	X
<b>Vodafone</b>	Indoor	✓	X	✓	✓
	Outdoor	✓	X	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X
<b>EE</b>	Indoor	X	X	○	✓
	Outdoor	✓	X	✓	✓

✓ Good coverage ○ You may experience problems

✗ No coverage

CA12 5UF Broadband	
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or <u>G.Fast</u> )	✓
Wireless	✓
LLU	X
ADSL2+	✓
ADSL	✓

Average in CA12 5UF in the last 12 months:

↓ Download:44.2Mbps

↑ Upload:15.0Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

# KIRKLAND HOUSE, WIGTON, CUMBRIA, CA7 0LH

## Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

## Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band E. 2026/2027 is £3018.29 per annum.

## Offers

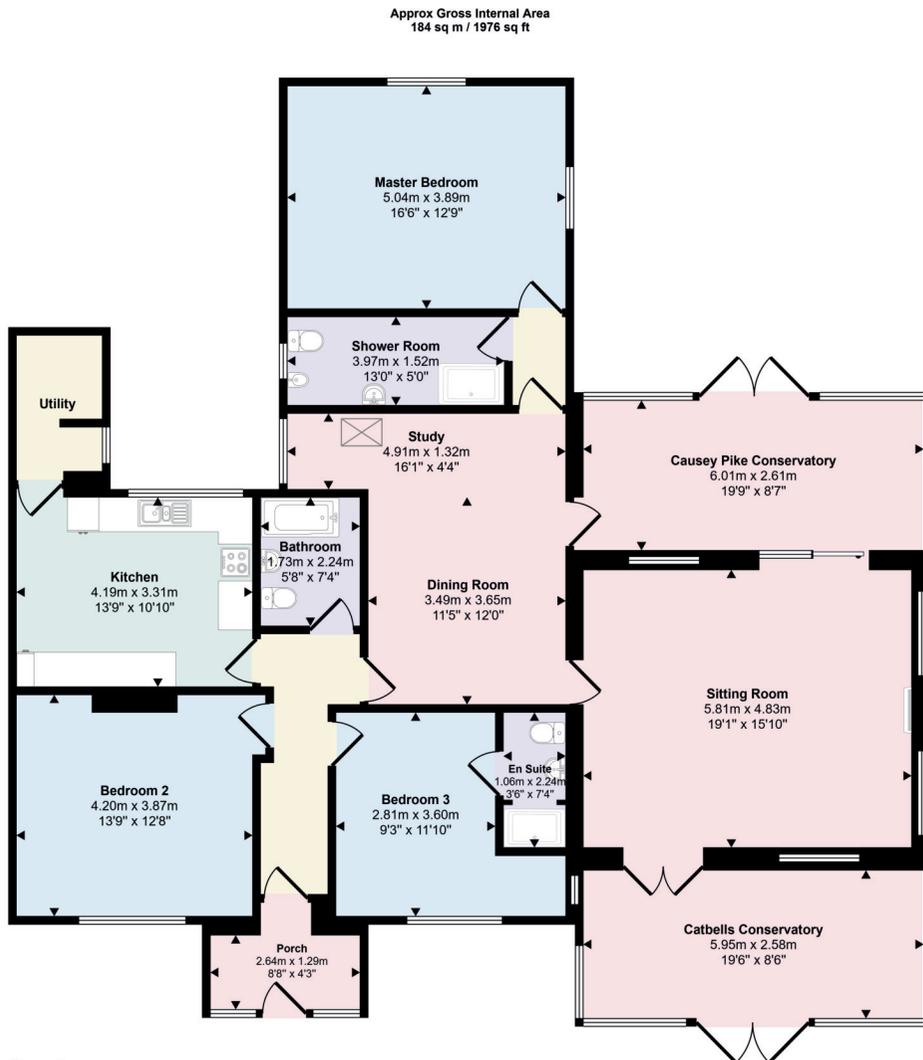
All offers should be made to the Agents, Edwin Thompson Property Services Limited.

## Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

**REF: K3873374**





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 