

11 SOUTHEY STREET,  
KESWICK

Edwin  
Thompson



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**11 Southey Street,**  
KESWICK, Cumbria, CA12 4EG



# 11 Southey Street, KESWICK, Cumbria, CA12 4EG

## Brief Résumé

A beautifully refurbished FIVE-Bedroomed period property with a huge amount of character, extended and modernised for comfortable living whilst sympathetically blending with the original traditional building. Suitable for a variety of buyers. Early inspection strongly advised.

## Description

Hailed as a "Victorian Masterpiece" by our client, 11 Southey Street has many original features maintained such as tiled flooring to the Entrance Vestibule and Hallway, Acanthus Corbels/Architrave/Coving, panelling to the walls, and Victorian stained glass. Complementing the property throughout: In the imposing main living areas is a log burner and an original style Carrara Italian Marble fireplace, has a professionally installed Family Bathroom (4-piece) with half tongue and groove panelling to the walls, replacement ground floor two-piece suite to the Cloaks/WC, recently installed conservation area approved double glazing, has been recently carpeted and Farrow & Ball painted internally.

This property is ready for immediate occupation with no further expense if required and equally suitable as a primary or second home or as a lucrative holiday let. The comfortable living accommodation briefly comprises – but not limited – on the Ground Floor; Entrance Vestibule, Hallway with understairs coat/storage area, Living Room, Dining Room, Sunroom, Kitchen with integral appliances including gas hob, electric double oven and microwave, Rear Hallway, Utility Area with storage and plumbing for washing machine, WC, Ground Floor WC, and Storage Room which could be utilised as a Home Office, Gym, Garden Room etc. To the First Floor: are Bedrooms 1 & 2, a luxury high spec en-suite Shower Room with walk in shower and heated floor to the Master Bedroom, Bathroom, and to the second floor three further good-sized Bedrooms and Loft access, which is fully insulated.



Externally there is a fore courted garden giving access from Southey Street to the entrance door, and to the rear is a delightful, enclosed courtyard with recently installed decking area, lawned garden with established tree, and access to the large garage with a workshop area, has an electric up'n'over door, power, and lighting. There is an additional parking space in front of the garage.

Views can be enjoyed over rooftops to scenes of the breath-taking Lakeland Fells and is situated within walking distance of Keswick town centre and amongst some of the most spectacular scenery in the heart of the Lake District National Park. There is a wide range of amenities and entertainment including shops, hotels, restaurants, pubs, and the much-respected Theatre by the Lake.

## Accommodation:

### Ground Floor

#### Entrance Vestibule

Entrance door. Tiled flooring. Door to:

#### Hallway

Part tiled flooring. Understairs cupboard. Radiator. Door to Living Room. Door to Dining Room. Door to Kitchen. Staircase to first floor.

#### Living Room

Bay window. Wood burner. Alcove shelving. Open double doorway to:

#### Dining Room

Fireplace. Alcove cupboards and shelving. Tall radiator. Door back to Hallway. Double doors to:

#### Sunroom

Roof windows. Wood flooring. Two tall radiators. External doors to rear courtyard. Open to:



## Kitchen

Fitted wall and base units. Work surface. Stainless steel sink with mixer tap. Electric oven. 4-ring gas hob. Fridge/freezer. Dishwasher. Radiator. Door to:

## Rear Hallway

Open to Utility Area. Door to WC. Door to Storeroom.

## Utility Room

Window. Storage. Space for washing machine and dryer.

## WC

Window. WC. Vanity wash basin. Radiator.

## Storeroom

Window. Light. External door.

## First Floor

### Landing

Radiator. Door to Master Bedroom. Door to Bedroom Two. Door to Bathroom. Staircase to second floor.

### Master Bedroom

Window. Double bedroom. Radiator. Door to:

### Shower Room

Window. Three-piece suite comprising WC, and shower cubicle. Heated floor. Heated towel rail.

### Bedroom Two

Window. Double bedroom. Two double wardrobes. Radiator.

### Bathroom

Two windows. Four-piece suite comprising WC, washbasin, bath, and shower cubicle. Radiator/heated towel rail.



**Second Floor**

**Landing**

Victorian window. Door to Bedroom Three. Door to Bedroom Four. Door to Bedroom Five.

**Bedroom Three**

Window. Radiator.

**Bedroom Four**

Window. Radiator.

**Bedroom Five**

Window. Radiator.

**Outside**

To the front is pleasant forecourt. The back garden includes a stone chipped courtyard, lawn and decking areas. External door to rear street

**Garage**

Up'n'over door. Workshop area. Light and power. Parking space to front of door.

**Services**

Mains gas, water, electricity, and drainage all connected. Gas central heating and hot water fired by the boiler located in the Utility Area.

**Tenure**

Freehold.

**Agent's Note**

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.



**Mobile phone and Broadband services**

**CA12 4EG Mobile Signal**

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

✓ Good Coverage    ⚠ You may experience problems    ✗ No coverage  
5G    ✗ Not yet available in this area

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

**Council Tax**

Edwin Thompson is advised by our client who identifies the property as being within Band "D". The Cumberland Council website quotes the total Council Tax payable for the year 2022/23 as being £2140.86. (As of November 2023).

**Offers**

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



**CA12 4EG Broadband**

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

⬇ Download: 8.2 Mbps

⬆ Upload: 5.3 Mbps

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

**Viewing**

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

REF: K3337538



# 11 Southey Street, KESWICK, Cumbria, CA12 4EG



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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