

8 LADSTOCK HALL, THORNTWHAITE,
KESWICK

Edwin
Thompson



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8 Ladstock Hall, Thornthwaite, KESWICK, Cumbria, CA12 5RG.

Brief Résumé

Outstanding two bedroomed former County House Hotel, converted in 2005, located in an elevated position at the foot of Whinlatter Forest commanding superb views over nearby Bassenthwaite Lake to the Skiddaw range and from the garden to the Borrowdale Fells. Situated just off the A66 road providing easy access to Keswick and Cockermouth.

Description

Ladstock Hall is a Grade II listed building which dates to 1702 and extended in 1902 in "Arts and Crafts style" with many original features. It has previously been a County House hotel when other buildings were added. Conversion was done in 2006 to form 10 superior properties by renowned builders, Cumbrian Homes. No.8 Ladstock Hall is a first-floor apartment, and most prestigious property, with spacious accommodation retaining a wealth of character to provide a superb home, or outstanding holiday cottage / letting investment property.

The comfortable living accommodation comprises: Entrance porch with storage for coats, boots, shoes etc, with staircase to the first floor. The integral door gives access the Landing Hallway with access to all rooms including Living Room/ Dining Room, Kitchen/Diner with integral appliances including Range Cooker, has an Island with breakfast bar and space for a breakfast table. Both these prime front rooms have outstanding views over the gardens, towards Bassenthwaite Lake and the surrounding Lakeland Fells beyond. There are two double bedrooms, both with fitted wardrobes, and the master bedroom has En-suite Shower Room. There is a house Bathroom with a luxury 3-piece suite.

The property is approached over a long sweeping tarmacadam driveway leading to No. 8 on the right-hand side of the building, where there are two parking spaces and storage shed.



The hillside village of Thornthwaite is situated just off the A66, has nearby amenities in Braithwaite including shops, Inns, a Primary School, and there are more comprehensive facilities in Keswick which is 4 miles to the east. a store to the end of the row of the terraced houses.

Directions

From Keswick, take the left hand turning to join the A66 heading towards Cockermouth in a westerly direction. Take the first turning on your left signposted Thornthwaite and continue parallel with the A66 for approximately ¾ mile where you will see the entrance to Ladstock Hall on your left-hand side.

Accommodation:

Ground Floor

Entrance Porch

Entrance door. Door to Sitting Room. Door to Breakfast Kitchen/Diner. Staircase to first floor. Storage heater.

First Floor

Landing Hallway

Large storage cupboard. Access to Lounge/Dining Room, Breakfast Kitchen, two bedrooms and Bathroom.

Lounge/Dining Room

Window. Spacious reception room with snug. Feature fireplace. Radiator.



Kitchen/Breakfast Room

Window. Radiator. Fitted base and wall units. Island. Stainless steel sink unit with mixer tap and inset drainer. Wall tiling. Range Cooker. Fridge. Dishwasher. Dresser.

Master Bedroom

Window. Three double wardrobes. Radiator. Door to:

En-Suite

Three-piece suite comprising WC, washbasin, and shower cubicle.

Bedroom Two

Window. Radiator. Built in cupboard housing combination boiler. Wardrobe.

Bathroom

Three-piece suite comprising WC, washbasin, and bath with shower above.

First Floor

Landing

Doors to Bedroom One, Bedroom Two and Bathroom.

Bedroom One

Window with views. Storage heater.

Bedroom Two

Window with view of Blencathra. Storage Heater. Storage area. Door and staircase to second floor.

Bathroom

Window. Three-piece suite comprising WC, wash basin and P-haped bath with shower and screen. Heated towel rail. Airing cupboard housing hot water tank.



Outside

Extensive surrounding shared mature gardens comprising lawns with established shrubs, trees and orchard, patios, driveway entrance and parking spaces.

Storage Shed

Services

Mains water and electricity. Septic tank drainage. Oil central heating and domestic hot water fired by the combination boiler located in the cupboard in Bedroom Two.

Tenure

Leasehold. 999 years from 1 January 2005.

Agent's Note

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

The common parts which include the gardens and other land, the drive, the oil tank, the septic tank, and the bin store are owned by Ladstock Management Company Ltd.

Council Tax

The Allerdale Borough Council website identifies the property as being within Band C, and the total Council Tax payable for the year 2022/23 as being £1,902.98.



Mobile phone and Broadband services

CA12 5RG Mobile Signal

| | | Voice | 3G | 4G | 5G |
|-----------------|---------|-------|----|----|----|
| Three | Indoor | ✓ | ✓ | ✓ | ✗ |
| | Outdoor | ✓ | ✓ | ✓ | ✗ |
| Vodafone | Indoor | ○ | ○ | ○ | ✗ |
| | Outdoor | ✓ | ○ | ✓ | ✗ |
| O2 | Indoor | ○ | ○ | ✓ | ✗ |
| | Outdoor | ✓ | ✓ | ✓ | ✗ |
| EE | Indoor | ✓ | ✓ | ✓ | ✗ |
| | Outdoor | ✓ | ✓ | ✓ | ✗ |

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

*Information provided by the signalchecker.co.uk website

Offers

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



CA12 5RG 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: 14.3 Mbps

↑ Upload: 4.6 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

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

REF: K3203472



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Edwin Thompson



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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