

2 LADSTOCK HALL,
THORNTWHAITE,
KESWICK

Edwin
Thompson



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2 Ladstock Hall, Thornthwaite,
KESWICK, Cumbria, CA12 5RG



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Brief Résumé

Fantastic three bedroomed house. Converted in 2005 from a former County House Hotel. Sitting in an envious elevated position and boasting three reception rooms and stunning fell views, this property is a pure delight.

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 2005 to form 10 superior properties by renowned builders, Cumbrian Homes. Situated on the outskirts of the village of Thornthwaite, Ladstock Hall sits in an elevation position giving the property stunning panoramic views of the Lakeland fells. The hillside village of Thornthwaite is situated just off the A66, has nearby amenities in Braithwaite including a village shop, pubs, café and Primary School. There are more comprehensive facilities in Keswick which is 4 miles to the east.

The property is approached over a long sweeping tarmac driveway that takes you to the properties. Designated parking for two cars is situated just below the property, surrounded by glorious flower beds and communal gardens beyond. Lakeland stone enter to the front of the house where there is a private terrace for seating. Further stone steps lead to the front door and enters the entrance hall that sets the tone for the rest of the house. With plenty of room to hang coats and store shoes. Beyond are glazed double doors entering a large, luxurious

sitting room with a wall mounted electric flame effect fire and plenty of room to entertain. Further glazed doors to the front of the property enters a sunroom with double aspect window, allowing you to drink in the fabulous views. Returning to the sitting room, double doors open to the large kitchen/breakfast room with a full range of wall, drawer and base units with granite worktops. A large 6 hob Rangemaster with double oven and grill is set off to one side and three large windows let in an abundance of light from the rear. A door from here enters the inner hallway with plenty of storage, staircase to the first floor, downstairs cloakroom and door to a magnificent dining room with floor to ceiling picture window looking to Skiddaw, Dodd Fell, Lonscale fell to name a few. This room is wonderful and a great place to entertain.

From the inner hall the staircase takes you to the first floor. The master bedroom is superb with light flooding in from the floor to ceiling windows with panoramic fell views. A door from the master bedroom enters a dressing area with a wall of built in wardrobes and access to the en-suite with large walk-in shower. Bedroom two is a double also faces the front with stunning views. Bedroom three, again a double has a large window facing the rear of the property. last but not least is the bathroom, stunning, with large walk-in shower, free standing bath and ornate lead patterned windows encased in sandstone. To the outside there is a terrace to the front to enjoy the views and entertain, with communal gardens beyond to walk and admire the numerous trees, shrubs and plants. The property is fully double glazed and has oil fired central heating.

What3words///extra.outgrown.divides

Accommodation

Entrance

From the parking area and over the front terrace

Entrance Hall

Window to side. Provision to hang coats and store shoes. Radiator. Step up to further entrance hall with access to the dining room, sunroom and sitting room.

Sitting Room

Glazed double door from the entrance hall enters to this large and sumptuous room with an electric wall mounted flame effect fire. Radiator. Recess lighting. Glazed double doors to:

Sunroom

Double aspect windows with panoramic views of the local fell range. A light and bright room to while away the day. Radiator. Wall lights. Door to entrance hall.

Kitchen/Breakfast Room

Double glazed doors from the sitting room enter this stylish space with three large windows looking to the rear. A full range of wall, drawer and base units with granite worktops occupy three sides of this room giving plenty of space to cook and prepare. One and a half bowl sink with granite drainer. Integrated dishwasher, washer/dryer, fridge and freezer. Six hob electric Rangemaster with double oven and grill with extractor above. Recess lighting. Radiator. Wood flooring. Space for table and chairs. Door to:



Inner Hall

Window to rear. Door to storage cupboard housing oil fired boiler. Understairs cupboard. Door to cloakroom. Access to sitting room. Radiator. Staircase to first floor. Door to:

Dining Room

A fabulous room to dine with floor to ceiling picture window with panoramic views of the local fell range. Two radiators. Glazed double doors to entrance hall.

Cloakroom

WC. Wash hand basin. Radiator.

Staircase to First Floor

Landing

Access to all rooms. Radiator. Area of glazed roof.

Master Bedroom

Large King-size room with floor to ceiling picture window and splendid fell views. Radiator. Door to:

Dressing Room

Wall of fitted wardrobes with shelves, drawers and hanging space. Radiator. Door to:

Ensuite

Walk in shower with Mira electric shower. WC & wash hand basin set in to vanity unit. Ladder style radiator. Tiled to walls and floor. Recess lighting.



Bedroom Two

Double bedroom. Window to front with fine views. Radiator. One wall of build in wardrobes. Wall lights.

Bedroom Three

Double bedroom. Large window looking to the rear. Radiator.

Bathroom

Wonderful size with large walk-in shower, free standing roll top bath with shower attachment. WC & wash hand basin set into vanity unit. Fully tiled to floor and walls. Amazing large window with lead detail set in sandstone surround. Ladder style radiator.

Outside

Designated parking for two cars with visitor parking. Communal landscaped gardens. Private terrace to the front of the property. Designated 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 the inner hall.

Tenure

Freehold

Agent's Note

The property did suffer water ingress in 2015, Storm Desmond. Exceptionally heavy and prolonged rain caused water to enter the airbricks. This had never happened before and hasn't happened since. Insurance companies do not designate Ladstock Hall as being in a flood risk area.



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. Each owner pays a management fee/service charge to the Management company. Please ask the office for more details. The property is sold with furniture in place.

Council Tax

The Cumberland Council website identifies the property as being within Band F, and the total Council Tax payable for the year 2024/25 as being £3452.05

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: K3703330



2 Ladstock Hall, Thornthwaite, KESWICK, Cumbria, CA12 5RG

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

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	✓

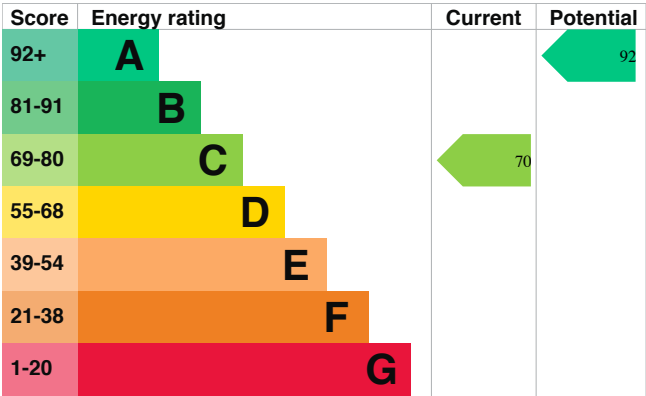
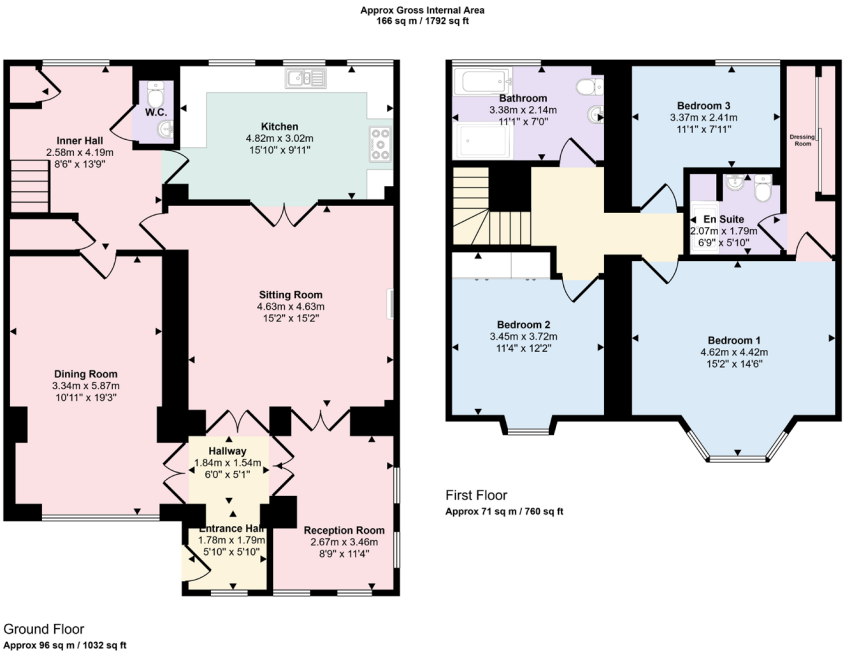
Average in CA12 5RG in the last 12 months:

⬇ Download: 25.4 Mbps

⬆ Upload: 3.1 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT as a provider ONLY



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