

9 GLENDERAMACKIN TERRACE,
THRELKELD,
KESWICK

Edwin
Thompson



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9 Glenderamackin Terrace, Threlkeld, KESWICK, Cumbria, CA12 4TU

Brief Résumé

Charming two-bedroom mid terrace Victorian property situated in Threlkeld. Front garden, rear courtyard with two attached outbuildings and shared drying green. Stunning fell views. No onward chain.

Description

This traditional property represents a rare opportunity to acquire a home in a lovely scenic location with scope to modernise to personal taste and create a delightful home or investment in the heart of the Lake District. Sitting at the foot of Clough Head and Threlkeld Knotts with magnificent views towards Blencathra to the front and Clough Head to the rear, the property is perfectly situated with in the hamlet of Threlkeld quarry with direct access to the surrounding fells.

Located just off the A66 with easy access to the market towns of Keswick and Penrith, with fast links to the M6 motorway. Threlkeld village is half a mile away with a local primary school, pubs, café and village coffee shop. The popular market town of Keswick is just four miles away and offers a range of amenities. The property is ideally located for an outdoor lifestyle with cycle tracks and footpaths in all directions from the doorstep. An ideal location for easy access to all areas of the Lake District.

9 Glenderamackin Terrace will suit a wide range of potential purchasers, including those seeking a permanent or second home, or a property for renting out on long term or holiday lets.

As you approach the property and through a wrought iron gate leading up a path to the front of the property with a lovely lawned garden to

the one side of the path, a few steps up and you reach the front door with a paved seating area to the side. The front door gives access to a wide hallway with space to hang coats and store shoes. The sitting room faces the front of the property with views to Blencathra and has an open fire with locally sourced Borrowdale stone surround and slate hearth. To the end of the hallway you enter the dining room with views to Clough head and a traditional built-in cupboard to the side of the chimney breast, this room opens to the kitchen with a range of wall and base units. A door from here gives access to the rear courtyard and rear lane and over to the shared drying green.

From the entrance hall a staircase take you to the first floor where the master bedroom can be found facing the front of the property. This room is a large open room with two picture windows looking to Blencathra and beyond. Bedroom two is a double or twin and faces the rear with stunning views of Clough Head. To complete the first floor is a bathroom with bath and shower over. The front garden is laid to lawn on the lower area, planted with an array of mature shrubs and plants. To the rear is a paved courtyard with space for a table and chairs. Access to the storage outhouse and outside WC. A gate gives access to the rear lane and the large drying green that can be used by no 9.

What3words ///skinning.hello.sadly

Accommodation:

Entrance

Entrance to the front door is via a paved pathway from the front gate.

Entrance Hall

Wide entrance hall with space to hang coats and store shoes. Access to downstairs rooms. Staircase to first floor. Electric storage heater.

Sitting Room

Two large windows looking to the front garden and Blencathra Fell. Chimney breast housing open fireplace with decorative stone, sourced locally from Borrowdale creating a unique surround with slate hearth.

Dining Room

Large window looking to the rear with fabulous views of Clough Head. Chimney breast housing open fire with tile surround and tile hearth. Traditional built-in cupboards and draw unit to the side of the chimney breast. Door to cupboard under the stairs. Opens to:

Kitchen

Range of wall and base units. One and a half bowl sink and drainer. Space for fridge, cooker and hob. Fully tiled to walls. Window to side aspect. Door to rear courtyard.

Stairs to First Floor

Landing

Loft Access. Full height built in cupboards.

Bedroom One

Large double bedroom. Two windows looking to the front with fabulous views of Blencathra. Electric storage heater.

Bedroom Two

Double or twin bedroom. Window to rear with views of Clough Head.



Bathroom

Bath with shower above, Respatex to walls. WC. Wash hand basin. Window to rear aspect. Door to airing cupboard with shelving and housing newly installed hot water cylinder. Electric towel heater.

Outside

To the front there is a laid to lawn garden planted with mature shrubs and plants. Paved seating area above near to front door. To the rear there is a small courtyard encased by a Lakeland stone wall with paved patio area. Gate to rear lane and to shared drying green.

Outhouse

Electric and power. Shelving.

Outhouse Two

WC

Services

Mains drainage, electric and water. Heating is via electric storage heaters and open fires. Hot water is provided by an Immersion tank located in the airing cupboard in the bathroom.

Tenure

Freehold

Agent's Note

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



Mobile phone and Broadband services

CA12 4TU		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

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band C. 2024/2025 is £2124.34 per annum.

Offers

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



CA12 4TU	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 5QQ in the last 12 months:

⬇ Download: 32.5 Mbps

⬆ Upload: 5.0 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

Viewing

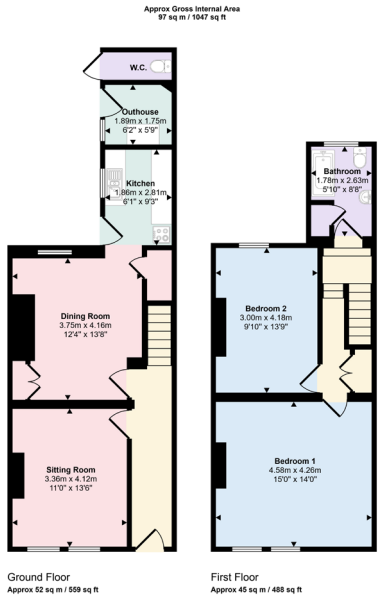
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3759980



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Score	Energy rating	Current	Potential
92+	A		99
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33	
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
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