

**SMITHY COTTAGE,
THRELKELD,
KESWICK**

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com

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Smithy Cottage, Threlkeld, KESWICK, Cumbria, CA12 4RX

Brief Résumé

Smithy Cottage can be found in the heart of the picturesque village of Threlkeld within the Lake District National Park. A three-bedroom cottage with two reception rooms, side garden seating and lovely views. No onward chain.

Description

Smithy Cottage is in the heart of the village, next to the popular village hall and coffee shop. A property full of character and charm and steeped in local history. Originally a blacksmith's and then a garage workshop serving the automobiles of its time, it went on to service the local community by serving petrol from its two pumps to the front. In 1987 a full renovation was done to create Smithy Cottage as it is today. The property is now in need of some modernisation.

Threlkeld is a very popular village with a thriving local community. The village benefits from a primary school, village hall and coffee shop, and pubs serving local ales and food. Threlkeld is well situated for access to Penrith and the M6, with the town of Keswick being a short distance to the east. A bus service is active in the village that can take you all over the National Park.

Upon arriving at Smithy Cottage there is a low Lakeland stone wall forming the boundary to the front of the property. A gate takes you to the front door and enters the dining room. A good size room where all areas of the cottage can be accessed. The dining room has a loft hatch that gives access to an upstairs large storage/study area with two Velux windows. Just off the dining room is the kitchen with lovely views



of Clough Head and a door with access to the side garden patio area. Bedroom one is a double bedroom looking to the front of the property. The Bathroom is also accessed via the dining room and has bath with electric shower above. From the dining room, panelled partition doors give access to the sitting room. A lovely light and bright room with vaulted ceiling, exposed beams and log burning stove. From here there is access to an inner hall where there is a separate WC and bedroom two, a double with window facing the front with views of Blencathra. Steep steps take you from the inner hall up to bedroom three, this room has a large Velux window and sits in the eaves of the property.

To the front of the property is a tarmac area between the Lakeland stone wall and the property that could be made in to parking but is currently used to house shrubs and plants. To the side of the property, a wooden gate gives access to a paved seating area that has fine views of the surrounding Lakeland fells.

Accommodation:

Entrance

Entrance to front door via pathway from the front. Door to:

Dining Room/Entrance Hall

Access to all rooms. Window to front aspect. Electric storage heater. Decorative stained glass above each door. Hatch to upstairs. Wood panelled partition doors to:



Sitting Room

Lovely size room with vaulted ceiling and exposed beams. Light and bright room with one window facing the front with views of Blencathra and a Velux to the roof. Multi fuel stove sat on tile hearth. Electric storage heater.

Kitchen

Base units with work tops. Single bowl sink and drainer. Space for cooker, slimline dishwasher, washing machine, tumble dryer and fridge/freezer. Part tiled to walls. Window looking to the rear with fell views. Electric storage heater. Stable door accessing the side garden area.

Bedroom One

Double bedroom. Window facing the front aspect. Electric storage heater.

Bathroom

Bath with Triton electric shower above. WC. Wash hand basin. Bidet. Window facing the rear. Part tiled to walls. Electric towel rail.

Inner Hallway

Steep steps to upper level. Wash hand basin housed in vanity unit. Electric storage heater.

Bedroom Two

Double bedroom. Window to front with views of Blencathra. Electric storage heater.

WC

WC



Steps Up To
Bedroom Three
Twin room set in to the eaves. Velux window with views of the fells. Exposed beams.

Storage Rooms/Study
From the dining room is a loft hatch with a drop-down ladder that gives access to the roof space. Two large Velux windows with fabulous views of the fells. Hot water cylinder.

Outside
The property is bordered to the front by a traditional Lakeland stone wall. Tarmac area to the front with planting areas and space to sit or create parking. To the side of the property is a paved area for seating or to park a car. Stunning fell views.

Tenure
Freehold

Services
All mains services connected. Heating is via electric storage heaters and a multi fuel stove in the sitting room. Hot water cylinder is housed in the storage/study area above the dining room.

Agent's Note
Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.



Mobile phone and Broadband services

		CA12 4RX 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

Edwin Thompson is advised by our client and identifies the property to be within “Band C”. The Cumberland Council website quotes the total council tax for 2025/26 as £2130.72

Offers

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



		CA12 4RX 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 4RX in the last 12 months:

⬇ Download: 11.2 Mbps

⬆ Upload: 2.3 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

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

REF: K3797829



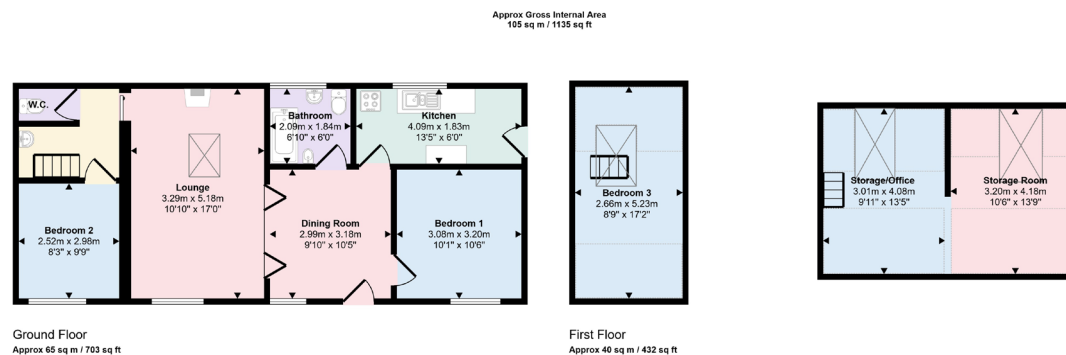
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Floor Plan



Score	Energy rating	Current	Potential
92+	A		10
81-91	B		
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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