

THE GINNEL,  
LONSTIES,  
KESWICK



# The Ginnel, Lonsties, KESWICK, Cumbria, CA12 4TD

## Brief Résumé

The Ginnel is a splendid and spacious three-bedroomed detached family home in an extremely sought after residential area within Keswick. Sitting elevated, this delightful property benefits from stunning fell views, gardens, large garage with workshops and ample parking.

## Description

Properties in the residential area of Lonsties are highly desirable due to the elevated position on the eastern outskirts of the town, offering magnificent views over the surrounding Lakeland Fells, not to mention the stunning sunsets to the west. The property gives easy access via the A591 to the South Lakes via Ambleside and Windermere and easy access to the A66 for the West Coast and to the East for Penrith and the M6. Keswick Town offers an array of independent shops, Cafes, restaurants and bars. The shores of Derwentwater and the Famous Theatre by the Lake are close by, as is the iconic Alhambra Cinema.

As you approach the property, a wide block paved driveway takes you to the garage and steps up to the main front door. Upon entering you are greeted with a large, light and bright entrance hall with access to all rooms and a beautiful handcrafted wooden staircase to the first floor. The kitchen/diner is to your left. This room is large with a full range of Ash solid wood wall and base units together with a wonderful, handcrafted fitted corner seating booth with dining table and further chairs, a window from here gives stunning views over to Latrigg, Skiddaw and Dodd Fell. Patio doors take you to a conservatory with plenty of room for seating and patio doors to the garden. The lounge is to the right of the entrance hall and is a good size with dual aspect windows looking to the Skiddaw Fell Range and then across to Grisedale Pike. The master bedroom is a large double with dual aspect windows to the side and rear garden. Bedroom two, again with dual aspect windows looks to the rear and across to Grisedale Pike. a bathroom with bath and separate walk-in shower is also on the ground floor and to complete this floor is a separate cloakroom.



The beautiful staircase leaves the entrance hall and takes you to a fabulous large room that can be used in many ways as a study, sitting room or could make a fourth bedroom. This room has three Velux windows and a window to the gable end wall with views. Wonderful in size, with lots of natural light flooding in, it is a delight to be in. A door from this room enters bedroom three which is a good size double, dual aspect windows and En-suite. To the lower ground floor is the garage with light and power, this enters workshop one with heating and then to workshop two also with heating and houses the boiler and door to the driveway. This space below the main house is fantastic and is extremely versatile in its use. The gardens is a haven for wildlife and wrap around the sides and rear of the property.

**What3words///super.dove.skid**

## Accommodation:

### Entrance Hallway

Entrance door. Large light a bright entrance hall. Staircase to first floor. Access to downstairs rooms. Tile flooring. Door to rear access. Hanging space for coats. Radiator.

### Kitchen/Diner

Great space for entertaining. Full range of wall, drawer and base units with contrasting work tops and tile splashback. One and a half bowl sink and drainer. Integrated double oven with grill, microwave, electric hob with extractor above. Integrated washing machine, dishwasher, fridge and freezer. Large window looking to Latrigg, Skiddaw and Dodd fell. Recess lighting. Radiator. Corner seating booth with table and further chairs. Patio doors to:

### Conservatory

Tile floor. Radiator. Patio doors to garden. Views.

### Lounge

Lovely room with dual aspect windows looking to many Lakeland fell ranges. Oak flooring. Radiator.



## Master Bedroom

Light and bright large double bedroom. Dual aspect windows to side and rear. Wood effect flooring. Radiator.

## Bedroom Two

Double bedroom. Dual aspect window to rear and side with views across to Grisedale Pike. Radiator.

## Bathroom

Large walk-in shower. Bath. Pedestal wash hand basin. Ladder style radiator. Radiator. Window to rear. Fully tiled to walls. Recess lighting. Door to airing cupboard.

## Cloakroom

WC. Wash hand basing housed in vanity unit. Part tiled. Radiator. Window.

## Staircase to First Floor

## Study/Sitting Room

Fantastic room with three Velux to roof. Window to gable end. Wood effect flooring. Two radiators. Under eaves storage. Recess lighting. This room has many uses and could be made into a fourth bedroom. Door to:

## Bedroom Three

Double bedroom with Velux to roof and window to side with super views. Wood effect floor. Radiator. Recess lighting. Door to:

## Ensuite

Corner shower unit. WC. Wash hand basin housed in vanity unit. Radiator. Recess lighting.

## Outside

## Garage

Large garage with light and power. Sink with running water. Up and Over door. Door to:



Workshop One

Large space. Light and Power. Radiator. Connecting door to:

Workshop Two

Light and Power. Radiator. Worcester combination gas boiler. Door to front driveway

Garden

To the front there is a large driveway with parking for many cars. The laid to lawn garden wraps round the side, to the rear and down the other side. Outside the patio doors from the conservatory is a patio area. Green house with raised vegetable beds. Mature hedging forms the boundary of the property. Planted with mature shrubs and plants.

Services

Mains gas, water, electricity, and drainage all connected. Gas central heating and hot water fired by the Worcester combination boiler located in Workshop Two.

Tenure

Freehold

Agent’s Note

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

Council Tax

Edwin Thompson is advised by our client and identifies the property to be within “Band G ”. The Cumberland Council website quotes the total council tax for 2025/26 as £3983.13.

Offers

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



Mobile phone and Broadband services

CA12 4TD 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](https://signalchecker.co.uk) website

Viewing

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



CA12 4TD 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 4TD in the last 12 months:

⬇ Download: 22.9 Mbps

⬆ Upload: 2.3 Mbps

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

REF: K3330535



28 St John's Street,  
Keswick,  
Cumbria  
CA12 5AF

T: 017687 72988  
F: 017687 71949  
E: keswick@edwin-thompson.co.uk  
W: edwinthompson.co.uk

Edwin  
Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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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Keswick, Cumbria, CA12 5AF.

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