

**4 MIDDLE HOWE, ROSTHWAITE,
BORROWDALE,
KESWICK**

**Edwin
Thompson**



Zoopla.co.uk

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The UK's number one property website

4 Middle Howe, Rosthwaite, Borrowdale, KESWICK, Cumbria, CA12 5XD

Brief Résumé

Family sized semi-detached house with large gardens and stunning views front and rear. Outstanding location within the beautiful Borrowdale Valley. Local occupancy restrictions apply.

Description

4 Middle Howe does require a little updating/modernisation but has been reflected in the more than realistic asking price. Complementing the property is central heating and uPVC double glazing. There is an Entrance Hallway, Lounge, Dining Room, Kitchen, three bedrooms and a bathroom. To the side is a large outbuilding/store and attached WC.

Outside the property enclosed, lawned gardens front and rear.

This property sits in open countryside with the River Derwent nearby. The Borrowdale Valley is England's most beautiful valley, and there are delightful views and outlooks in every direction over the surrounding Lakeland scenery. There is opportunity of numerous fine walks for all levels of ability directly from the property.

Directions

From Keswick take the B5289 Borrowdale Road heading south alongside the eastern shore of Derwentwater. Continue for approximately 6 miles, turning right into Middle Howe and the property is on your left-hand side.



Accommodation:

Entrance Hallway

Entrance door. Door to Lounge. Door to Dining Room. Door to Kitchen. Understairs cupboard. Staircase to first floor.

Lounge

Window. Fireplace. Radiator.

Dining Room

Window. Fireplace. Alcove cupboards. Radiator.

Kitchen

Window. Base and wall units. Electric cooker point. Stainless steel sink. Door to side aspect.

First Floor

Landing

Window. Cupboard. Access to three bedrooms and bathroom.

Bedroom 1

Window. Alcove cupboard. Radiator.

Bedroom 2

Window. Alcove cupboard. Radiator.

Bedroom 3

Window. Storage cupboard. Radiator.



Bathroom

Three-piece suite comprising WC, wash hand basin and bath. with shower above. Radiator.

Outside

Gated access to pathway to front entrance door with lawned areas either side. Door to side ginnel with large store and WC. Large rear garden surrounded by Lakeland stone walling and incredible views.



Agent's Note

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

Council Tax

The GOV.UK website identifies the property to be within "Band D", and the Cumberland County website quotes for 2022-23 at £2026.68. (Last updated March 2023)

Offers

All offers should be made to the Agents, Edwin Thompson LLP.

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP.

Mobile phone and Broadband services

CA12 5XD Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	x	x	x	x
	Outdoor	o	x	x	x
Vodafone	Indoor	x	x	x	x
	Outdoor	x	x	✓	x
O2	Indoor	x	x	x	x
	Outdoor	✓	x	✓	x
EE	Indoor	x	x	x	x
	Outdoor	x	x	x	x

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

*Information provided by the signalchecker.co.uk website

CA12 5XD Broadband

FTTH/FTTP	x
Ultrafast Broadband (>=100 Mbps)	x
Superfast Broadband (>24 Mbps)	x
Fibre (FTTC or FTTH or Cable or G.Fast)	x
Wireless	✓
LLU	x
ADSL2+	✓
ADSL	✓

↓ Download: 18.1 Mbps

↑ Upload: 7.3 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3295223



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



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
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