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**FOR SALE**

**MELBOST, 4 LAKELAND PARK, KESWICK, CUMBRIA, CA12 4AT**

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KESWICK, CUMBRIA, CA12 4AT



# MELBOST, 4 LAKELAND PARK KESWICK, CUMBRIA, CA12 4AT

## Brief Résumé

This attractive three-bedroom detached home is situated in the highly sought-after area of Lakeland Park in Keswick. Melbost, has the benefit of off-road parking, garage, front and rear garden and beautiful fell views.

## Description

Melbost is located close to the town centre and within walking distance of the town's shops, cafes, bars and restaurants. This lovely property sits elevated and is well positioned to provide comfort, practicality and wonderful Lakeland fell views in one of Keswick's most desirable areas. The local primary school and secondary schools are within easy reach as is Derwentwater Lake, the Theatre by the Lake and the Cinema.

As you approach the property a driveway provides parking for two cars in front of the Garage. A lovely lawned front garden is to the left with mature borders of trees, shrubs and plants. The front door gives access to the entrance hall with stairs to the first floor and a door to the sitting room. A welcoming space with large picture window looking to the fells. This room flows to a dining area with large window to the rear garden. From the dining area, a door takes you to the kitchen which has a full range of wall and base units and looks to the rear garden. A door enters a rear porch with access to the integral garage and cloakroom.

The stairs from the entrance hall take you to the first floor where a good size landing gives access to all rooms. The master bedroom, a double with fabulous views across the Lakeland fell range and large storage cupboard. Bedroom two is a double with views to the rear garden. Bedroom three is a single bedroom again, with fine views. The shower room has a corner shower cubicle, WC and wash hand basin. To the outside, the front garden has access to both sides to reach the rear. A lovely peaceful space with laid to lawn garden, mature hedging and fencing to the sides, enjoying a lovely outlook onto woodland, offering privacy and a tranquil natural backdrop.

**What3words ///stealthier.rattled.king**



# MELBOST, 4 LAKELAND PARK KESWICK, CUMBRIA, CA12 4AT

## Accommodation:

### Entrance

Entrance to the front door is via driveway.

### Entrance Hall

Space to hang coats and store shoes. Staircase to first floor. Door to:

### Sitting Room

Large picture window looking to the front aspect with splendid views to Causey Pike and Grisdale Pike. Gas fire sat on marble hearth. Radiator. Open to:

### Dining Area

Window looking to the rear garden and woodland beyond. Space for dining table and chairs. Radiator. Door to:

### Kitchen

Full range of wall and base units with contrasting worktops. Integrated NEFF electric oven & NEFF hob. Space for dishwasher and fridge/freezer. Tile splashbacks. Large window looking to the rear garden. Radiator. Open to understairs storage. Door to:

### Rear Hallway

Door to rear garden. Door to cloakroom. Door to:

### Garage

Electric roller garage door. Wall mounted Worcester gas combination boiler. Electric and power.

### Cloakroom

WC. Wash hand basin. Window to rear. Radiator. Plumbing for washing machine.

### Stairs to First Floor

### Landing

Window to side aspect. Access to all rooms. Loft Access

### Bedroom One

Double bedroom. Large picture window looking to the front with fabulous views of the Coledale horseshoe fell range. Radiator. Door to airing cupboard.

### Bedroom Two

Double bedroom. Large picture window to rear garden and woodland. Radiator.

### Bedroom Three

Single bedroom. Window to front aspect and lovely views. Radiator.

### Shower Room

Corner shower cubicle with Respatex to walls. WC. Wash hand basin. Fully tiled to walls. Ladder style radiator. Recess lighting.



Mobile phone and Broadband services

CA12 4AT Mobile Signal

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
<b>Vodafone</b>	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓

CA12 4AT 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 4AT in the last 12 months:

↓ Download:38.5 Mbps

↑ Upload:6.3 Mbps

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

✓ Good coverage ○ You may experience problems

✗ No coverage

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## Outside

To the front there is a driveway, leading to the garage and front door. The front garden is laid to lawn with borders of mature trees and shrubs. Access to the rear from both sides of the property. The rear garden is laid to lawn with fencing and mature hedging to each side and open to the to the rear with a woodland aspect. Planted with mature shrubs and plants.

## Services

Mains drainage, electricity, gas and water. Heating and hot water provided by a combination boiler located in the garage.

## Tenure

Freehold.

## Agent's Note

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

The property can be used as a permanent residence or a second home. This property is not available to be a holiday let.

## Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band E. 2025/2026 is £3054.37 per annum.



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## Offers

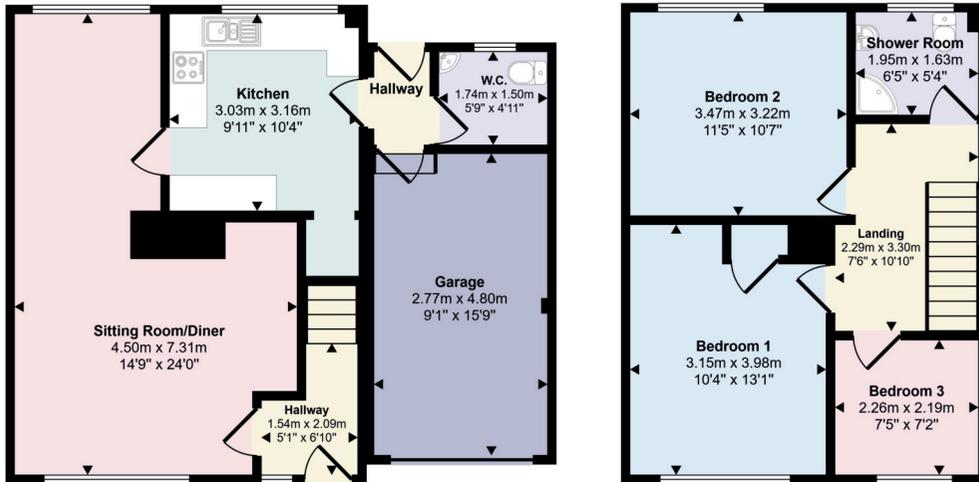
All offers should be made to the Agents, Edwin Thompson Property Services Limited.

## Viewing

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

REF: K3878708

Approx Gross Internal Area  
101 sq m / 1087 sq ft



Ground Floor  
Approx 60 sq m / 645 sq ft

First Floor  
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 