

**3 MIDDLE HOWE,
ROSTHWAITE, BORROWDALE,
KESWICK**

**Edwin
Thompson**



Zoopla.co.uk

onTheMarket.com

rightmove.co.uk
The UK's number one property website

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

Brief Résumé

Family sized semi-detached house with large gardens and stunning panoramic views of the Lakeland Fells. Outstanding location within the beautiful Borrowdale Valley. Local Occupancy Restrictions apply.

Description

The accommodation focuses on the family Kitchen/Diner to the rear of the property with central focal point being the impressive multi-fuel burner, which also fires the central heating system and hot water. The kitchen has windows onto the rear garden with fabulous views of the surrounding Lakeland Fells. The lounge also has a lovely multi-fuel open fire with marble effect surround. The three bedrooms are arranged on the first floor along with the three-piece bathroom.

Outside the property enclosed, gardens front and rear. To the side of the property are handy storage areas, and to the back of the rear garden is a timber shed.

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 for 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 Kitchen/Diner. Staircase to first floor.

Lounge

Double glazed window to the front garden with fine views. Fireplace housing feature solid fuel open fire.

Kitchen/Diner

Two windows looking to the rear garden with stunning views. Good range of base and wall units. Electric cooker and hob. Sink with mixer tap. Space for dining table. Space for fridge/freezer. External door to side aspect.



First Floor

Landing

Window. Airing cupboard housing hot water tank. Access to bedrooms and bathroom.

Bedroom 1

Window. Storage cupboard. Radiator.

Bedroom 2

Window. Storage cupboard. Radiator.

Bedroom 3

Window. Radiator.

Bathroom

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

Outside

Gated access to pathway to front entrance door with lawned areas either side. Side aspect access with storage. Large rear garden surrounded by Lakeland stone walling and incredible views. Timber shed.



Services

Mains water, drainage and electricity are connected. Central heating and hot water is provided by the multifuel burner in the Kitchen/ Diner. Hot water tank in airing cupboard on Landing.

Tenure

Freehold

Agents Notes

Local Occupancy restrictions apply.

Council Tax

The GOV.UK website identifies the property to be within “Band D”, and the Cumberland Council website quotes for 2024-25 at £2,256.25.

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	x	x	x	x
Vodafone	Indoor	✓	x	✓	x
	Outdoor	✓	x	✓	x
O2	Indoor	x	x	x	x
	Outdoor	x	x	x	x
EE	Indoor	✓	x	✓	x
	Outdoor	✓	x	✓	x

✓ Good Coverage ⚠ 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)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	x
ADSL2+	✓
ADSL	✓

Average in CA12 5XD in the last 12 months:

⬇ Download: 18.1 Mbps

⬆ Upload: 7.3 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT as a provider ONLY

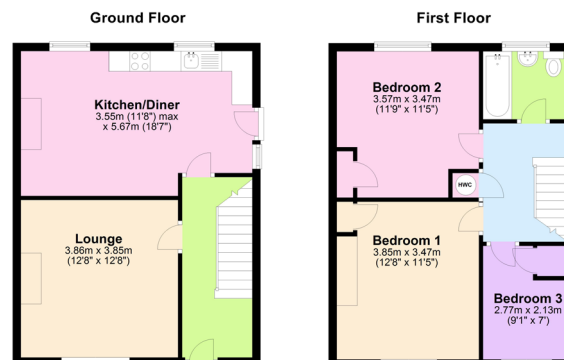
Ref: K3146841



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Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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