

**BURNMOOR,
ELEVENTREES,
KESWICK**

**Edwin
Thompson**



Zoopla.co.uk

OnTheMarket.com

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The UK's number one property website

Burnmoor, Eleventrees, KESWICK, Cumbria, CA12 4LW

Brief Résumé

Attractive detached three bedroom house located on a private road on the periphery of Keswick. Benefitting from a double garage, gardens, parking and wonderful views. Fully doubled glazed with gas central heating.

Description

Burnmoor is in a great location, only a short walk down the hill into Keswick Town but also having the benefit of a bus stop at the bottom of the road. This lovely, detached property has the most amazing views from inside the house and in the garden.

As you approach Burnmoor you are presented with the most amazing Magnolia tree in the front garden, walking past this and up a few stone steps you reach the front door that gives access into a porch area that enters the main entrance hall. From here you go into a lovely lounge that has a bay window taking in the views of Latrigg fell, and a further window to the side aspect. Upon entering the dining room, you are greeted with wonderful windows where the natural light floods the room. The kitchen is off the dining room that has amazing views of Latrigg and Blencathra and benefits from a small pantry.

As you go up the stairs to the first floor, on the half landing is a picture window taking in the stunning views and carries on to the full landing where there is an airing cupboard. The main bedroom has double aspect windows and an en-suite. Bedroom two also has double aspect windows as does bedroom three.

To the rear of the property is a lovely garden area fully stocked with mature shrubs. There is a double garage and ample parking. To the front of the house is a lovely part paved, part gravel garden also stocked with mature

shrubs and plants.

Edwin Thompson thoroughly recommends internal viewing of this property.

Accommodation:

Entrance

Front entrance door located from the driveway entering in to:

Entrance Porch

Window. Room for hanging coats. Part glazed door leading to:

Entrance Hallway

Access to living room and dining room. Staircase to first floor. Area to hang coats.

Lounge

Double aspect with bay window facing the front and side of the property. Fireplace with brick surround and hearth equipped with an electric stove-style fire. Radiator. Hive wifi enabled controls to central heating.

Dining Room

Three windows facing the back and side. Lovely views. Open fireplace with slate surround and hearth. Radiator.

Kitchen

Range of wall and base units with contrasting work surface. Part tiled. Integrated fridge, electric oven and electric hob. Window with views of Blencathra. Part glazed door to garden. Door to

Pantry

Wall mounted Worcester combination boiler installed by British Gas in May 2022. Space for washing machine. Space for slimline dishwasher. Space for small freezer. Window.

Staircase from Hallway leading to First Floor

Landing

There is a half landing with a large picture window looking out to Latrigg and Blencathra. Access to all bedrooms and family bathroom. Loft access. Airing cupboard.

Master Bedroom

Double bedroom. Double aspect window to front and side. Radiator

En-suite

Large walk in shower. WC. Wash hand basin. Chrome ladder style radiator. Respatex to walls and ceiling. Mirror with internal "infinity" feature light to wall. Recess lighting.

Bedroom Two

Double bedroom. Double aspect window to rear and side. Views. Radiator.

Bedroom Three

Twin Bedroom. Double aspect window to rear and side. Views. Radiator

Bathroom

Whirlpool bath with mixer tap and shower head, Mira electric shower above. WC. Wash hand basin. Ladder style chrome radiator. Respatex to walls and ceiling. Recess lighting. Window.

Garage

Double garage. Two up and Over doors. Light and power.

Outside

To the rear of the property is a lovely garden laid to lawn with flower and shrub borders. An archway leads to another planted area with mature shrubs and plants. There is a seating area to take in the splendid views of Blencathra.



The driveway extends down the length of the house to the end where the garage is situated. Built in storage area under the house.

To the front of the property is a smaller garden area that is bordered by slate and stone walls. There are an abundance of mature shrubs bordering the side of this area and the middle is complemented with paved and slate chippings and more mature shrubs.

Services

All mains services are connected. Gas fired central heating is via a boiler located in the pantry.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited. The owners are offering the property fully furnished, as is, but house clearance may be arranged, if required.

Council Tax

The GOV.UK website identifies the property as “Deleted” as the property is currently designated as a business Holiday Let.

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.



Mobile phone and Broadband services

CA12 4LW 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

CA12 4LW Broadband

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

↓ Download: 63.9 Mbps

↑ Upload: 18 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3424266



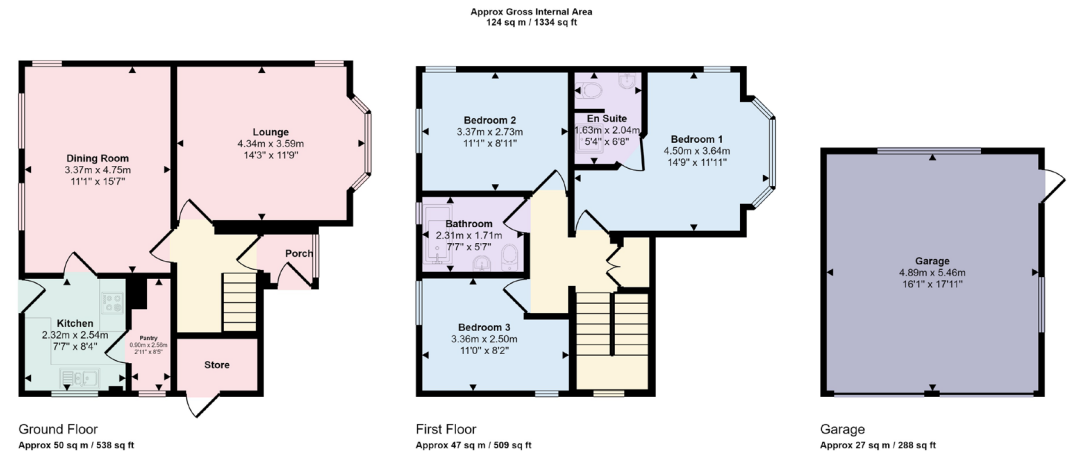
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Edwin
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57	77
39-54	E		
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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