

**GLEN RIDGE,
5 FENTON,
KESWICK**

**Edwin
Thompson**



Zoopla.co.uk

onTheMarket.com

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

Glen Ridge, 5 Fenton, KESWICK, Cumbria, CA12 4AZ

Brief Résumé

Stunning Location. Three bedroomed semi-detached house with gardens and parking. Sitting in an enviable, elevated position in a quiet residential area of the town. Panoramic views of the surrounding Lakeland fells.

Description

Glen Ridge is in a lovely location, only a short walk down the hill into Keswick Town where an array of shops, restaurants, cafes and bars can be found. The famous Theatre by the Lake and Derwentwater Lake are nearby, as is the Alhambra Cinema. 5 Fenton is in need of upgrading and modernisation, but the views will capture you on arrival.

As you approach Glen Ridge there is a driveway to the right of the garden and further gravelled parking to the bottom of the front garden. A lovely slate paved seating area is to the top of the front garden giving a lovely entrance to the front door.

The front door gives access to an entrance hall with stairs to the first floor. Entering the lounge, you are greeted with a large bay window looking out to the magnificent views of Latrigg, Skiddaw, Grisedale Pike, and Whinlatter Forest, to name a few. From this room there are partition glazed doors that flow into the dining room where there are patio doors out to the rear garden. A door from the dining room takes you back to the hallway and into the kitchen that has a range of wall and base units and room a small table and chairs. A door from the kitchen gives access to the rear

garden. To complete the ground floor, there is a cloakroom tucked away under the stairs.

The staircase from the hallway leads to the first floor where the master bedroom faces the front with stunning Lakeland fells views. Bedroom two looks to the rear garden and bedroom three benefits from the lovely fells range too. To complete this floor is a bathroom with bath and shower above and separate WC. Outside to the rear the garden is enclosed by hedging and wooden fencing on both sides. A lovely Lakeland stone wall borders the paved patio area with step up to a tiered garden.

What3words - ///desiring.mocked.cherubs

Accommodation:

Entrance

Front entrance door located from the driveway entering in to:

Entrance Hallway

Staircase to first floor. Access to downstairs rooms. Door to understairs cupboard. Storage heater.

Lounge

Large bay window with stunning views of the surrounding Lakeland fells. Fireplace with solid wood surround. Wall lights. Storage heater. Partition glazed doors to:

Dining Room

Patio doors with windows to side leading to the rear patio and garden. Open views through to lounge. Storage heater. Door to hallway.

Kitchen

Window looking to the rear garden. Part glazed door leading out to rear garden. Further window looking to the front and views. Range of wall and base units. Integrated double oven, gas hob and fridge/freezer. One and a half bowl sink and drainer. Space for washing machine. Storage heater.

Staircase from Hallway leading to First Floor

Landing

Window to side on the half landing. Loft access. Access to all rooms.

Bedroom One

Double bedroom. Large picture window looking to the surrounding Lakeland fells. Built in wardrobes to the side of the chimney breast. Storage heater.

Bedroom Two

Double bedroom. Large window looking to the rear garden. Built in wardrobe to the side of the chimney breast. Storage heater.

Bedroom Three

Single bedroom. Window to the front with views. Storage heater.



Bathroom

Window to rear. Bath with shower above. Wash hand basin. Part tiled to walls. Storage heater. Door to airing cupboard housing Megaflow hot water cylinder with storage above.

WC

Window to side. WC. Part tiled.

Outside

To the front of the property is a driveway and a lower gravelled parking area. bordered by mature hedging to both sides. Range of mature shrubs and plants. Paved seating area on approach to the front door. To the rear there is a paved seating area with Lakeland stone wall and steps up to a tiered grassed garden area.

Services

Mains water, gas, electric and sewage. The property has electric storage heaters, and a hot water tank located in the airing cupboard in the upstairs bathroom.

Tenure

Freehold

Agent's Note

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

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band D. 2024/2025 is £2389.88 per annum.



Mobile phone and Broadband services

CA12 4AZ 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

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.



CA12 4AZ 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 5RP in the last 12 months:

⬇ Download: 8.2 Mbps

⬆ Upload: 5.3 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

REF: K3628764



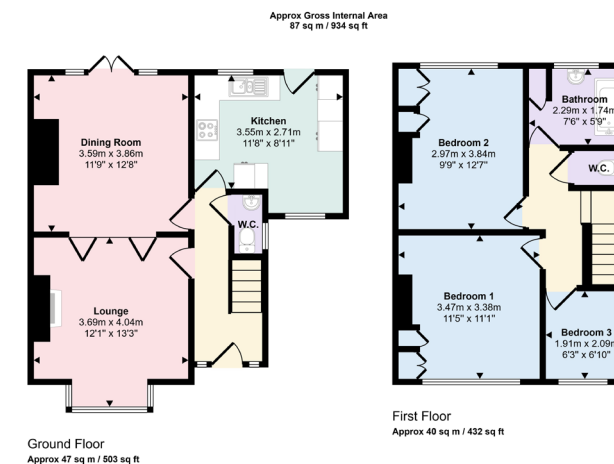
28 St John's Street,
Keswick,
Cumbria
CA12 5AF

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		
69-80	C		79
55-68	D		
39-54	E	44	
21-38	F		
1-20	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, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
- No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
- No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
- These particulars were prepared in January 2025