

**CAUSEY PIKE COTTAGE,  
LITTLETOWN, NEWLANDS,  
KESWICK**

Edwin  
Thompson



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**Causey Pike Cottage, Littleton,**  
Newlands, KESWICK, Cumbria, CA12 5TU





# Causey Pike Cottage, Littletown, Newlands, KESWICK, Cumbria, CA12 5TU

## Brief Résumé

A truly unique opportunity to purchase a superb three bedroom cottage in a breathtaking location in the heart of the Newlands Valley. Currently a successful holiday let, it has the benefit of parking, large gardens and splendid panoramic views over the local fell range.

## Description

Causey Pike sits in the heart of Littletown, a delightful rural hamlet in the tranquil Newlands Valley. Situated in an elevated position, the property is able to enjoy magnificent fell views from every window. Littletown is renowned for its literary connections, notably as the setting for Beatrix Potters "The Tale of Mrs Tiggy-Winkle. The nearby Newlands church, dating back to the 16th century, is a grade II listed building and adds to the areas historic charm. Whether you're visiting for a leisurely walk, a literary pilgrimage or simply to enjoy the serene landscape, Littletown offers a delightful escape. The village of Portinscale located on the western shores of Derwentwater is 3 miles away and the popular town of Keswick is approximately 5 miles.

Currently used as a successful holiday let, but could happily be a permanent home, second home or investment property. As you approach Causey Pike Cottage you are instantly struck by the jaw dropping landscape, setting the tone for this properties delights . Parking can be found to the front and a garage to the side. From

here, stone steps lead to a patio area where the front door gives access to this single storey delightful property.

The entrance porch gives plenty of room to hang coats and store shoes. A door takes you to the entrance hall and access to all the rooms and a further door to the outside from the rear. To your right is a fabulous kitchen, newly installed and perfectly placed with its double aspect windows that feature the fells of the Newlands horseshoe. A door gives access to the patio area to enjoy a morning coffee or sit and watch the sunset in the evening. Returning to the hallway there is a newly installed contemporary bathroom with half panelled walls that add warmth and style, bath with shower and two large storage cupboards. A separate WC is to the side of the bathroom. Next is a large double or twin bedroom with views of Catbells from the large picture window, not a bad way to start the morning, to complete with area of the cottage is a utility room with space for tumble dryer and shelving for storage.

Return to the entrance, and the hallway extends down to bedroom two, a wonderful double room with simply stunning views of Hindscarth and Robinson, to name a few. Natural light fills this room and exposed beams add a warmth to the room. Bedroom three is next door and has the same ambience as bedroom two with picture perfect views and characterful exposed beams. To complete this lovely home is the sitting room, Wow,

double aspect windows look to every corner of the valley giving a sense of peace and tranquillity. A woodburning stove is set in to the chimney breast to create a warm and cosy atmosphere. This is the room where you get a view of Causey Pike, hence this wonderful homes name.

To the outside there is parking to the front and along the rear of the property is a garage and large under house storage room that houses the oil fired boiler and water filtration system. There is a n external staircase that can access the entrance hallway. To the front of the house is a large, mainly laid to lawn garden with mature trees and shrubs. A patio outside the kitchen door provides a lovely space to dine alfresco or just to sit and take in the wonders of the scene in front of you.

**What3words///crop.repeat.drumbeat**

## Accommodation:

### Entrance

Front door located from the path leading from the driveway entering in to:

### Entrance Vestibule

Space to hang coats and store shoes. door to:

### Entrance Hall

Spacious. Access to all rooms. door to outside rear steps down to access the garage and storage rooms below. Three radiators. Three windows with views. Exposed beams.





### Kitchen

Superb, light and bright room with double aspect windows with stunning views. Door out to patio and garden. Newly installed range of base units with contrasting work tops sitting below deep window sills. . Single bowl ceramic sink and drainer. Integrated electric double oven and grill with induction hob. Integrated washing machine, dishwasher and fridge/freezer. Radiator. Recess lighting. Ample space for dining table and chairs.

### Sitting Room

Fabulous room with large dual aspect windows taking in the full range of fells from Causey Pike, Robinson, Grisedale Pike, Looking Crag, Maiden Moor and beyond. Exposed beams. Wood burning stove housed in chimney breast with slate surround and hearth. Picture rail. Radiator.

### Bedroom One

Double bedroom with large picture window looking to Catbells. Picture rail. Radiator.

### Bedroom Two

Double bedroom. Large picture window with stunning fell views. Exposed beams. Picture rail. Radiator.

### Bedroom Three

Double bedroom. Large picture window with stunning fell views. Exposed beams. Picture rail. Radiator.



### Bathroom

Bath with shower above. WC. Wash hand basin. Part panelled walls. Chrome ladder style radiator. Window to side aspect with deep window sills. Door to cupboard housing hot water tank. Further cupboard with shelving.

### WC

WC. Window to side aspect. Wash hand basin. Radiator.

### Utility Room

Window to side aspect. Shelving to walls. Space for tumble dryer.

### Outside

On approach to the property there is parking on a gravelled parking area and to the side/rear of the property is shared access up to the garage. To the front/side of the property is a large garden, laid to lawn with mature tree and shrubs and bordered by Lakeland stone walls. A paved patio area is situated outside the front door and kitchen area giving a fabulous space to sit and take in the fantastic scenery in front of you.

### Garage

Accessed from the shared drive to the rear, double wooden doors give access to the garage and large storage area. light and power.

### Storeroom

Next to the garage is a large storeroom beneath the house with plenty of space for storage. Floor mounted oil-fired boiler. Private water filtration system.



### Services

Mains electricity. Private drainage. Private water supply. Oil fired central heating. Oil boiler housed in store room under the property. Hot water tank housed in the cupboard in the bathroom.

### Tenure

Freehold

### Agent's Note

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

### 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.

REF: K3732936





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## Mobile phone and Broadband services

CA12 5TU Mobile Signal - There is no mobile signal at the property inside or outside unless using WIFI calling.

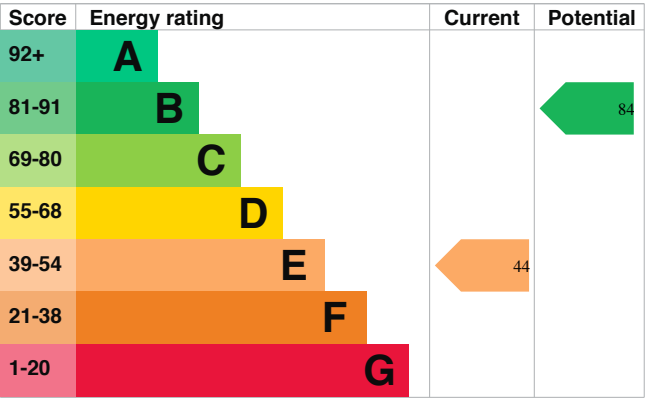
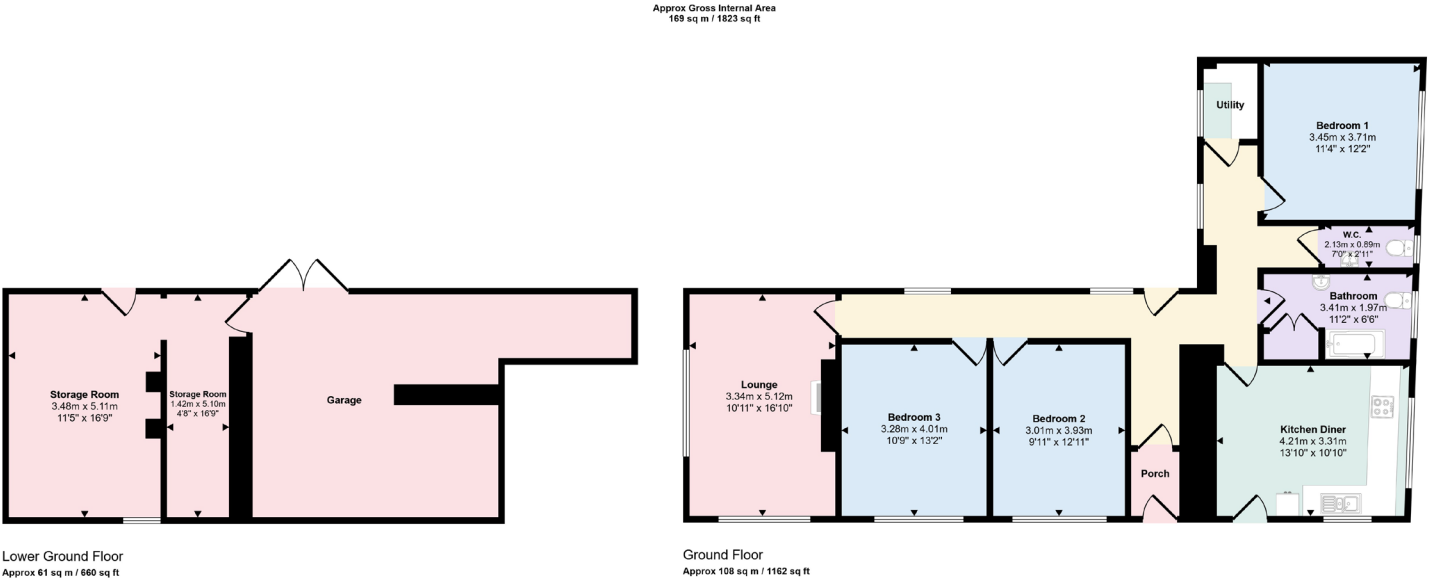
CA12 5TU Broadband	
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✗
ADSL2+	May be Slow
ADSL	May be Slow

Average in CA12 5TU in the last 12 months:

Download: 56.0 Mbps

Upload: 30.7 Mbps

\*Information provided by the [thinkbroadband.com](https://www.thinkbroadband.com) website.  
Based on using BT as a provider ONLY





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