

22 CHURCH STREET,  
KESWICK

Edwin  
Thompson



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OnTheMarket.com

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The UK's number one property website

# 22 Church Street, KESWICK, Cumbria, CA12 4DY

## Brief Résumé

Fantastic corner location. Number 22 is a four bedroom town house that is modern, flowing and comfortable with character and charm thrown in. Currently used as a successful holiday let. No upward chain

## Description

22 Church Street is in a great location, benefiting from being a corner property, the house is flooded with light for the many aspect windows. Built circa 1920 the house has Lakeland stone frontage and has great views from the top floors. The property underwent a complete refurbishment by the current owners in 2017 and is now run as a very successful holiday let. Just a short walk from Keswick town and its vibrant café scene, there are also many shops, restaurants and bars to cater to everyone's needs. The Cinema, Theatre By The Lake and Derwentwater are just a stone throw away.

Entering the property from Church Street, you are greeted with a good size entrance hall with space for coats, boots and shoes. Through the door and in to the kitchen/diner you are instantly struck by the modern and contemporary mixed with character and charm. There are double aspect windows that fill the room with an wealth of natural light. The kitchen is equipped with everything you need and the dining area is large enough to have a table that seats eight and also sofas, stools and TV. This space is a very comfortable area for socialising. Also on the ground floor is a good size wash room WC. Proceeding up the stairs to the first floor and you have a lovely light lounge again, with double aspect windows and views to Skiddaw. The master bedroom is also on this floor and has an en-suite. The second floor boasts two double



bedrooms and a family bathroom, with the top floor being a great space with views from all the Velux windows and plenty of room for twin beds and storage. To the outside there is a little stone wall to the front on Ratcliffe Place side with slate chippings and a little gate.

## Accommodation:

### Entrance

Front door enters from Church Street into:

### Entrance Hall

Space for coats, boots and shoes. Door to under stairs cupboard. Radiator. Wood effect flooring. Staircase to first floor. Doors to Kitchen/diner and Washroom:

### Kitchen/Diner

A wonderful room of two halves. The kitchen area has a modern range of wall and base units with wood effect work surfaces. Single drainer ceramic sink with chrome extendable mixer tap. Integrated microwave, washing machine, dishwasher, fridge and freezer. Electric oven with hob and extractor fan above. Window. Cupboard housing gas combination boiler. The dining area is a great space for socialising, big enough to house a table to seat eight as well as sofa, stool and TV. This part of the room has two big windows to one side and a bay window to the other. Wood effect flooring through out this room. Ladder style panel radiator to wall and further radiator.

### Cloakroom

WC. Wash hand basin housed in vanity unit. Radiator. Shelving. Wood effect flooring.

Stairs to First Floor



## Landing

Large window with views to Skiddaw. Access to lounge and master bedroom. Stairs to second floor.

## Lounge

Double aspect windows with views to Skiddaw. Radiator.

## Master bedroom

Good size double bedroom. Window. Radiator. Door to:

## En-suite

Fully tiled corner shower cubicle. Wash hand basin. WC. Radiator.

Staircase to Second Floor

## Landing

Window with views of Skiddaw. Access to bedroom two and three. Stairs to third floor.

## Bedroom Two

Double bedroom. Double aspect windows with views to Latrigg and Skiddaw. Radiator.

## Bedroom Three

Double or Twin bedroom. Window. Radiator.

## Bathroom

Bath with shower above. WC. Wash hand basin in vanity unit. Part tiled. Radiator.

Stairs to Third Floor



### Bedroom Four

Large attic twin bedroom with two Velux windows with views of surrounding rooftops and Lakeland fells. Room for storage. Two radiators.

### Outside

The property is accessed from Church Street. There is a low boundary wall to Ratcliffe Place side with slate chippings and a little gate.

### Services

All main's services are connected. Gas fired combination boiler for hot water and heating is located in a cupboard in the kitchen.

### 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.



### Mobile phone and Broadband services

		CA12 4DY Mobile Signal			
		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage    ⚠ You may experience problems    ✗ No coverage  
5G    ✗ Not yet available in this area

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



		CA12 4DY 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: 34.5 Mbps

↑ Upload: 4.7 Mbps

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

REF: K3443712



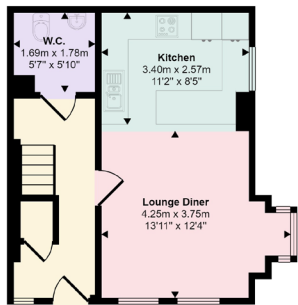
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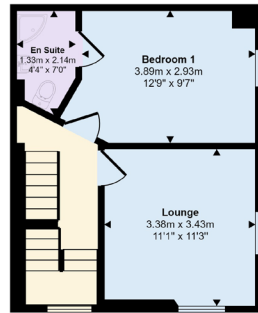
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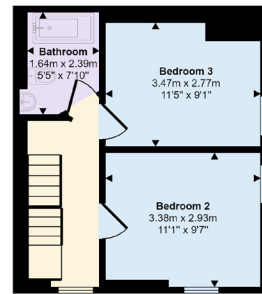
Approx Gross Internal Area  
129 sq m / 1388 sq ft



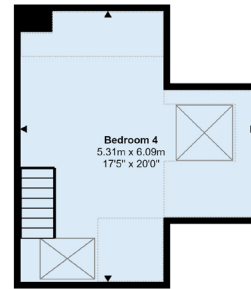
Ground Floor  
Approx 35 sq m / 376 sq ft



First Floor  
Approx 35 sq m / 380 sq ft



Second Floor  
Approx 33 sq m / 357 sq ft



Third Floor  
Approx 26 sq m / 275 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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