

5 ST JOHNS OLD SCHOOL,
CHURCH LANE,
KESWICK

Edwin
Thompson



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5 St Johns Old School, Church Lane, KESWICK, Cumbria, CA12 5PZ

Brief Résumé

A unique opportunity to purchase this Immaculately presented three-bedroom house located in a quiet courtyard setting in the heart of Keswick Town. The property benefits from outside seating/dining area, parking, garage and fine views.

Description

5 St Johns Old School is perfectly positioned with in a lovely residential area of Keswick Town. Dating back to 1840, the five properties that form the courtyard were converted in the year 2000 from an old primary school, with no 5 being the original school house. The current vendors fully refurbished the property in 2014. The courtyard setting has been beautifully designed to give great space with a pleasing outlook. Situated next to St Johns Church with its charming grounds, the property provides level easy access to the centre of town where there are many shops, bars, cafes and restaurants. A short walk down the hill from the property takes you to the shores of Derwentwater and the famous Theatre by the Lake.

As you approach the property there is a good-sized parking area and a garage for each of the properties. No 5 is the end terrace and benefits from a parking space to the side, next to its garage. As you approach, the exterior is a blend of Lakeland stone and white render. From the parking area a pathway bordered with plants and shrubs takes you to the front door and enters into a lovely entrance hall, setting the tone for the well maintained interior. A staircase takes you to the first floor and a door to your left enters the living room. Bright and inviting with an open fire taking centre stage with solid wood surround and tile inlay. A part glazed door enters the kitchen/diner, modern in design with a full range of wall, draw and base units and space for table and

chairs. A stable door from the kitchen does give access to the front. Returning to the hallway there is a downstairs cloakroom and understairs storage.

To the first floor is a light bright landing with a window and tube light. The master bedroom is double aspect and looks to the beautiful St Johns Church one way and the fells to the other. Bedroom two is also a double and bedroom three is a single with built in storage. The shower room has a large walk-in shower and door to an airing cupboard with plumbing for the washing machine. To the outside there is a delightful private, graveled seating area bordered to the rear by a traditional Lakeland stone wall with shrubs and plants. The parking space is just beyond and next to the garage that has light, power and an electric car charging point. The property is in pristine condition and offers a blend of modern living with traditional Keswick charm.

What3words - ///chat.yesterday.ooze

Accommodation:

Entrance

Front entrance door located from the parking to the side of the house, along the path entering in to:

Entrance Hallway

Staircase to first floor. Access to downstairs rooms. Door to understairs cupboard and further cupboard to wall housing electric box. Recess lighting. Radiator.

Living Room

Light, bright room with window looking to St Johns Church and fells beyond. Open fire with solid wood surround and tile inlay and slate hearth. Part glazed doors to:

Kitchen/Diner

Beautifully designed range of wall, draw and base units with underlighting and quartz worktops. Ceramic single bowl sink with quartz drainer. Integrated dishwasher, fridge, freezer, electric oven and induction hob with extractor above. Window to side looking to the outside seating area. Part glazed stable door to front. Amtico tile floor. Recess lighting. Radiator. Space for dining table and chairs. Wall mounted Worcester combination boiler housed in a cupboard (new 2024)

Cloak Room

WC. Wash hand basin. Electric ladder style radiator. Tiled floor. **Staircase from Hallway leading to First Floor**

Landing

Window to rear with fell views. Exposed beams. Radiator. Loft Hatch. Recess lighting. Tube light.

Master Bedroom

Double bedroom. Double aspect windows with church and fell views. Double doors to built in wardrobe and shelving. Radiator.

Bedroom Two

Double bedroom. Window to the front with views of the church. Double doors to built in wardrobe and shelving. Radiator.

Bedroom Three

Single bedroom. Window to the front with views of the church. Velux to roof. Slim built in cupboard with shelving. Larger built in cupboard with hanging space. Radiator.



Shower Room

Large walk-in shower. WC. Wash hand basin. Fully tiled to wall. Amtico tile floor. Light tube. Ladder style radiator. Door to airing cupboard housing washing machine and shelves.

Outside

To the front of the property there are fully stocked borders with mature shrubs and plants. There is a porch that gives access to the kitchen. A delightful private gravelled area is located to the side of the property where there is ample room to have a table and chairs to enjoy dining and relaxing outside. To the rear is a log store and space for bins. The private parking space is just beyond the seating area and next to the garage that has light and power and an electric car charging point.

Services

Mains water, gas, electricity and sewage. The property has a new Worcester Bosch combination boiler located in the kitchen housed in a cupboard.

Tenure

Leasehold. 999-year lease dating from 12/10/2000. The maintenance charge relating to the shared areas will be £450.00 for 2025.

Agent’s Note

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

The vendor has advised that most of the contents of the property will remain.



Mobile phone and Broadband services

CA12 5PZ		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

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band C. 2024/2025 is £124.34 per annum

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



CA12 5PZ	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 5PZ in the last 12 months:

⬇ Download: 73.1 Mbps

⬆ Upload: 19.0 Mbps

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

Viewing

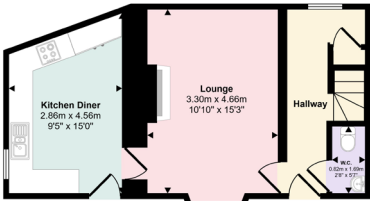
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3082371

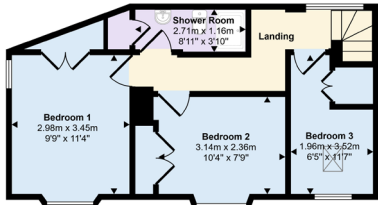


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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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