

**GREENAH VIEW,  
ULDALE,  
WIGTON**

**Edwin  
Thompson**



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# Greenah View,

Uldale, WIGTON, Cumbria, CA7 1HA

## Brief Résumé

Delightful three bedroom property with Garden, Parking and Views set in the beautiful village of Uldale surrounded by wonderful countryside. Greenah View has charm and character with the benefit of recent refurbishment. Must be seen to be appreciated. No upward chain.

## Description

This property is not one to be missed, currently used as a second home and holiday let but could easily be a lovely permanent home. Greenah View is situated in a courtyard with 2 other properties in the heart of Uldale Village, close to the popular Mae's Tea Room and Gallery. To the front of the property is parking and entrance, with access to the side and rear garden. Inside the property comprises of: Entrance Hallway, Lounge, Kitchen, Inner Hallway and downstairs Bathroom. On the first floor are Three Bedrooms and a further Bathroom. To the rear of the property is a large garden area with patio and views of the surrounding fells and countryside.

The property is Circa 1700 with additional add-ons leading into the 20th Century. Greenah View had a substantial refurbishment in 2015. There is LPG gas central heating throughout fired by a combination boiler and double glazing. Edwin Thompson thoroughly recommends internal viewing of this property to appreciate both its location and charm.



## Directions

From Keswick, take the A591, northbound, towards Bassenthwaite. Past the turnings for Bassenthwaite Village, at the Castle Inn crossroads, turn right towards Ireby. Past the left fork, posted Ireby, and continue towards Uldale and Caldbeck. On arriving in the village, with the central greens to your right, turn right and Greenah View will be found on the right-hand side within the courtyard.

## Accommodation:

### Ground Floor

#### Entrance Hallway

Entrance door. Spacious hallway with solid slate floor, window, radiator and access to large storage cupboard with light and storage units. Doors leading to other areas of the downstairs.

#### Lounge

Dual aspect. Windows looking to the front and rear of the property. Wood flooring. Open fire with feature tiles, wooden surround, and slate hearth. Radiator.

#### Kitchen

Window. Full range of fitted wall and base units with contrasting work surface. Single sink and drainer. Integrated electric oven and induction hob. Integrated dishwasher. Space for free standing fridge/freezer. Solid slate flooring. Space for large dining table.

#### Inner Hallway

Door to rear garden. Understairs cupboard housing fully plumbed washer/dryer. Radiator. Access to stair and first floor. Door to:



## Downstairs Bathroom

Window. Tiled floor. Corner shower unit. Wash hand basin. WC. Ladder style chrome radiator. Part tiled walls. Electric underfloor heating.

## First Floor

### Landing

Spacious. Loft access. Window facing to the rear garden. Cupboard housing LPG Gas Worcester combination boiler. Access to all upper floor rooms.

### Bedroom one

Large double bedroom. Dual aspect, Window facing to the front and rear with views. Radiator.

### Bedroom Two

Small double or single. Window facing the front of the property. Radiator.

### Bedroom Three

Large double or twin. Window facing to the front of the property and surrounding views. Radiator.

## Bathroom

Window. Three-piece suite comprising WC, washbasin, and bath with Mira electric shower above. Ladder style chrome electric radiator. Tiled floor. Electric underfloor heating.

## Outside

To the front of the property is a shared courtyard with parking and access to garage and side entrance leading to the back garden. To the rear of the property is a garden, laid to lawn with bordering mature shrubs and some stone walling. Patio area for seating and raised area housing



LPG gas tank. The next door property has foot access to the side gate going to the front. Rose Cottage has access to their garden at the top of Greenah View Garden.

**Garage**

Up and over door. Light and power.

**Services**

LPG gas, water, electricity, and drainage all connected. LPG Gas central heating and hot water fired by the combination boiler located in the airing cupboard on the first floor landing.

**Tenure**

Freehold

**Agent's Note**

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

**Council Tax**

Edwin Thompson is advised by our client the property is registered for Business Rates. This can be changed to a Council Tax band should it be a permanent home.

**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**

CA7 1HA		Mobile Signal			
		Voice	3G	4G	5G
<b>Three</b>	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
<b>Vodafone</b>	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X
<b>O2</b>	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
<b>EE</b>	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X

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

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



CA7 1HA	Broadband
FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	X
ADSL2+	✓
ADSL	✓

↓ Download: 78.1 Mbps

↑ Upload: 64.8 Mbps

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

REF: K3391555





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

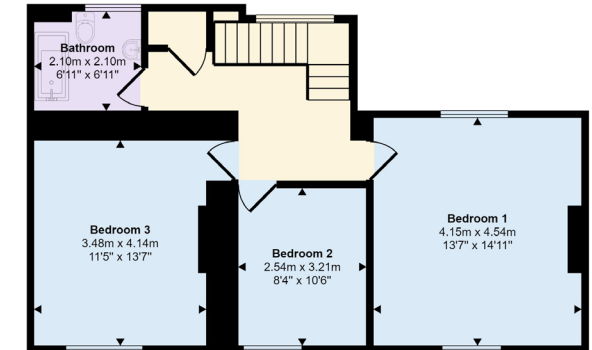
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D		
39-54	E		
21-38	F	28	
1-20	G		



Ground Floor  
Approx 75 sq m / 803 sq ft



First Floor  
Approx 63 sq m / 674 sq ft

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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