

3 MANOR PARK,
KESWICK

Edwin
Thompson



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3 Manor Park, KESWICK, Cumbria, CA12 4AB

Brief Résumé

A wonderful opportunity to purchase a three bedroom detached house in a sought after residential area within the picturesque town of Keswick. Having the benefit of off road parking, front and back garden and pleasant views of the surrounding fells.

Description

A very attractive detached house, 3 Manor Park is situated in a very popular residential area of Keswick town. Dated circa 1935, the property has retained many original features, with the current owners having added a small extension to the rear to create a larger modern kitchen. Being within easy level walking distance of the town, one can enjoy the many restaurants, cafes and bars as well as the cinema, The famous Theatre by The Lake and the shores of Derwentwater. This property not only offers a prestigious location, splendid front and back garden but also a comfortable home close to all amenities. The property is fully double glazed with gas central heating.

As you approach the property there is a tarmac driveway to one side and a delightful front garden to the other, well stocked with beautiful mature shrubs and plants, it truly makes for a lovely welcome to the property. A pathway from the drive takes you to the front door and into a good size porch with plenty of room for shoes, coats and boots. From here a further part glazed door takes you to a lovely bright entrance hall that gives access to the staircase to the first floor and the downstairs reception rooms. entering the sitting room, you are struck by how much natural light comes in from the bay window looking on to the front garden and the circular window to the side. A lovely place to sit and relax. The dining room is next, again, flooded with natural light from the sliding patio doors out on to the patio and garden beyond. The dining room has traditional cupboards built to the side of the chimney breast. From the dining room, a part glazed door



enters the kitchen with a full range of modern wall and base units and two windows looking to the rear garden. A further door gives access to the side porch and rear garden. To complete the ground floor there is a cloakroom just off the entrance hall.

The staircase from the entrance hall gives access to first floor with a good size landing and picture window offering fell views. Bedroom one is a large double with a wall of built in cupboards and a lovely outlook to the rear garden. Bedroom two is currently used as a study but is a double bedroom with large window facing the front garden. Bedroom three is a single, again with views to the side of Latrigg. The bathroom and separate WC complete the first floor. To the front is a well-stocked front garden with tarmac driveway leading down the side of the house where a wrought iron gate gives access to the rear garden. This space is lovely with different seating areas, a wonderful large shed and beautifully stocked flower beds.

What3words ///pumpkin.latitudes.wakes

Accommodation:

Entrance

Front entrance door located from the front garden entering in to:

Entrance Porch

Window to side. Space to hang coats and store shoes. Part glazed door leading to.

Entrance Hallway

Lovely size. Staircase to first floor. Access to all downstairs rooms. Window to side aspect with a view of Skiddaw. Radiator.



Sitting Room

Bay Window looking to the front of the property with views to the side of Skiddaw, further circular window to the side aspect. Picture rail. Two radiators. Flame effect electric fire with marble surround and hearth.

Dining Room

Sliding patio doors to rear garden. Electric flame effect fire housed in wood surround and hearth. Radiator. Traditional built in cupboards to one side of the chimney breast. Part glazed door to:

Kitchen

Lovely range of wall and base units with contrasting work tops. Single drainer sink and taps. Cooker and hob with electric extractor fan above. Space for free standing fridge/freezer. Space for washing machine. Double aspect windows looking to the rear garden. Two radiators. Recess lighting. Door to:

Side Porch

Window to front aspect. Door to rear garden. Space for tumble dryer.

Downstairs Cloakroom

Window to side aspect. WC. Wash hand basin.

Staircase from Hallway leading to First Floor

Landing

Large double pane window above half landing with views of Skiddaw. Radiator. Access to all rooms. Loft access.

Bedroom One

Large double bedroom. Large window looking to the rear garden and further circular window to the side aspect. Built in wardrobes to one wall. Picture rail. Radiator.



Bedroom Two

Large double bedroom, currently used as a study. Picture window looking to the front of the property with views to the side of Skiddaw. Further circular window to the side aspect. Built in wardrobes to one wall. Picture rail. Radiator.

Bedroom Three

Single bedroom. Window looking to the front. Picture rail. Radiator

Bathroom

Large window to rear. Bath. Separate shower cubicle with Triton electric shower. Wash hand basin. Radiator. Door to airing cupboard housing newly installed (Oct 2024) Worcester combination boiler.

WC

Window to side aspect. WC

Outside

To the front of the property is a front garden that is fully stocked with mature shrubs and plants. A tarmac driveway runs the length of the garden up the side of the house and under a car port. A wrought iron gate gives access to the rear garden that is beautifully designed with slate pathways taking you to all the areas for the garden. The borders are again, fully stocked with mature shrubs and plants. A raised patio area is at the end of the garden with views of Skiddaw. Outside the patio doors from the dining room is a paved seating area, leading to the lawned garden. A fabulous shed sits to one side.

Services

All mains services are connected. Wall mounted gas fired Worcester combination boiler is in the airing cupboard in the bathroom.

Tenure

Freehold



Mobile phone and Broadband services

CA12 4AB		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

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 E. 2025/2026 is £3054.37 per annum.



CA12 4AB	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 4AB in the last 12 months:

⬇ Download: 36.5 Mbps

⬆ Upload: 9.4 Mbps

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

Offers

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

Viewing

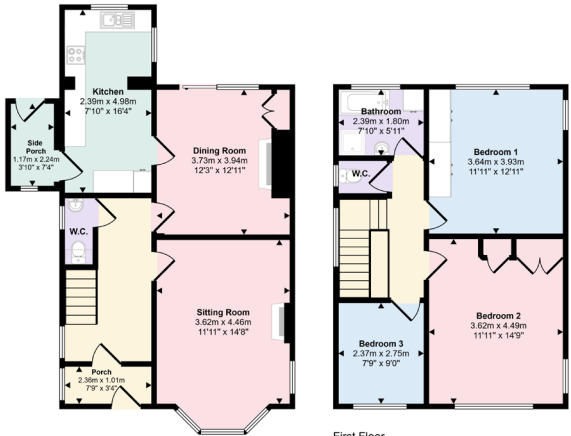
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

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Ground Floor
Approx 62 sq m / 672 sq ft

First Floor
Approx 53 sq m / 567 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
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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