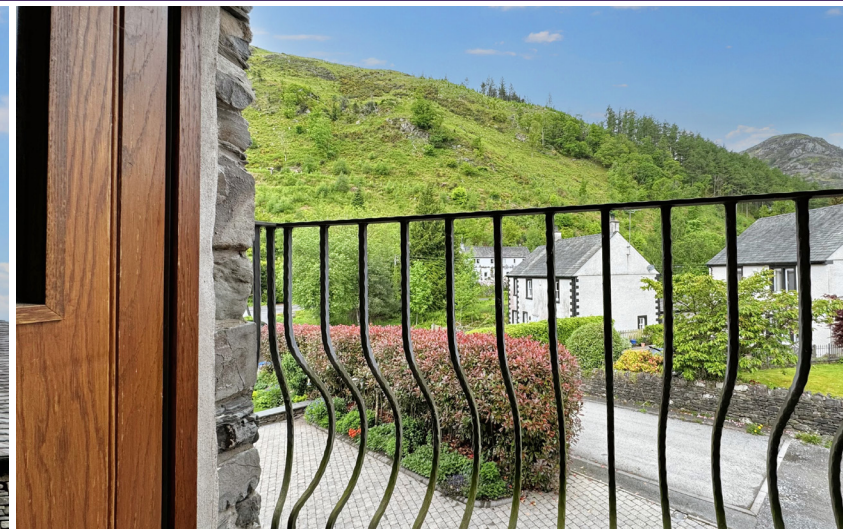


ASHBRAE,
THORNTHWAITE,
KESWICK

Edwin
Thompson



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Ashbrae, Thornthwaite, KESWICK, Cumbria, CA12 5SG

Brief Résumé

Lovely location. This attractive two bedroom house is situated in a larger barn conversion and has deceptively spacious accommodation through out. There is parking and outside seating area. Cumbria Wide Local Occupancy Clause applies.

Description

Ashbrae is located at the foot of Whinlatter and looking out to Barf Fell. The property is part of a larger barn conversion completed circa 2005 comprising of three units in total. Thornthwaite village is in the heart of the Lake District National Park and is approximately 3.5 miles from Keswick, and Bassenthwaite lake is just a short distance away. There is a regular bus service taking you into Keswick one way and Cockermouth the other.

Ashbrae is arranged over two floors. As you approach the property there are Lakeland stone steps under a recessed covered entrance that takes you to a sealed unit double glazed front door with floor to ceiling glass side panels, from here you enter in to a large bright reception area. This space is fantastic and is extremally spacious with high ceilings, exposed feature timber beams and Oak flooring. From here there is access to the first floor. Leaving the reception area, you are greeted with a further floor to ceiling door and glass side panels that takes you in to a fabulous L shape open plan kitchen, lounge and dining area. This room is very spacious and has natural light flooding in from the front and back of the house, again, there are f



eature exposed old timber lintels and deep window sills. There are views of Whinlatter and Barf fell from this room with a lovely shutter style door within window that has a wrought iron railing. As you leave this splendid area and access the first floor, the landing has two large storage cupboards. Both bedrooms are good size doubles and have great natural light coming in from the the heritage-style roof light and the small window to the rear. The bathroom is also located on this floor. To the rear of the property is a lovely paved area for parking and seating. The property is fully double glazed.

Accommodation:

Entrance

Front door with floor to ceiling glass panels on each side enters in to:

Reception Area

Large open, light and airy space with high ceilings and solid oak flooring. There is ample room to store coats, boots and shoes. Under stairs cupboard. Radiator. Staircase takes you to the first floor. Double glazed door with floor to ceiling side glass panels enters in to:

Living Room/Dining Room

This L shape room is extremally spacious and benefits from exposed lintels above the two windows, one with shutter style door opening, facing to the front of the property, and to the back is the floor to ceiling glass panelled entrance giving an abundance of natural light in to the room. There are views of Whinlatter fell and Barf fell. Two radiators.



Kitchen

Full range of modern wall and base units with contrasting work surface. Single drainer sink with taps. Part tiled. Integrated electric cooker and hob with extractor fan above. Space for washing machine, dishwasher and free-standing fridge/freezer.

Staircase to First Floor

Landing

Two large storage cupboards with solid oak doors. One housing a gas fired Vaillant combination boiler. Radiator.

Bedroom One

Double bedroom. Heritage-style roof light and small window to front with exposed beam lintel and deep window sill. Radiator.

Bedroom Two

Double bedroom. Heritage-style roof light and small window to front with exposed beam lintel and deep window sill. Radiator.

Bathroom

Bath with shower above. WC. Wash hand basin. Tile flooring. Fully tiled to walls. Ladder style radiator. Heritage-style roof light. Window to rear.

Outside

To the rear of the property is a good size block paved area for parking and seating. Stone wall to the side boundary. Good size shed.



Services

All main's services are connected. Gas fired combination boiler for hot water and heating is in the upstairs cupboard on the landing.

Tenure

Freehold

Agent's Note

This property is subject to a Cumbria Wide Local Occupancy Clause. Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client that the council tax band is C. the rate for 2024/2025 is £2010.80

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 5SG		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

CA12 5SG	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: 35.3 Mbps

⬆ Upload: 4.7 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3376735

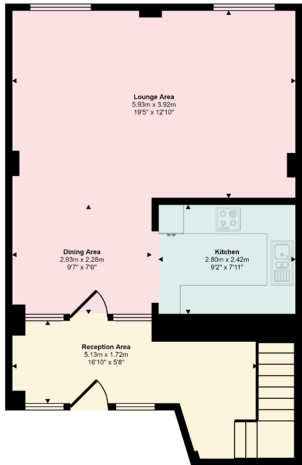


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Cumbria
CA12 5AF

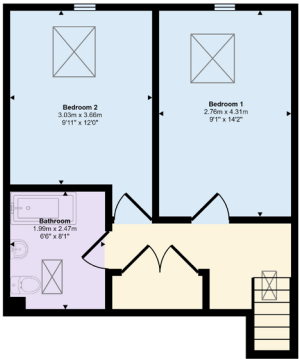
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Approx Gross Internal Area
90 sq m / 964 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 38 sq m / 407 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90
69-80	C	74	
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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Registered office: 28 St John's Street,
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- These particulars were prepared in May 2024