

**DERWENT VIEW,
SETMURTHY,
COCKERMOUTH**

**Edwin
Thompson**



Zoopla.co.uk

onTheMarket.com



rightmove.co.uk
The UK's number one property website

Derwent View, Setmurthy, COCKERMOUTH, Cumbria, CA13 9SJ

Brief Résumé

Detached, rural, Traditional Lakeland Cottage with outstanding views on all sides across the rolling countryside to the nearby Northern Fells, with good facilities nearby. Currently used as a successful Holiday Let and would also make an ideal second home.

Description

Derwent View acquired its name from the first-floor view over the River Derwent, which is in very close proximity. The cottage is a detached rural property set in mature gardens with private parking and a garage. This large family home is a great base from which to explore the surrounding countryside and the northern Lake District fells and boasts two double bedrooms and a single bedroom. There is a well-equipped kitchen/dining room, two reception rooms, conservatory – again with fantastic views – a Utility Room/WC, and a spacious bathroom with separate shower cubicle.

Externally there is are two driveways for off-road parking, one extending to the garage, and a large, enclosed well-established garden to the side.

Derwent View is set in the hamlet of Setmurthy and is only approximately half a mile from Bassenthwaite Lake. The scenery in this area is stunning with a backdrop of the imposing Skiddaw seen from the front of the house. There are three local pubs within a couple of miles, a restaurant/distillery 5 minutes' walk away, Cockermouth is only 7 miles away and within 9 miles is the popular town of Keswick, on the shores of Derwentwater, which offers an abundance of shopping and dining experiences as well as a variety of cultural hotspots and tourist attractions including The Theatre by the Lake.

The property benefits from LPG gas central heating, and double glazing. Early internal inspection highly advised.



Accommodation:

Ground Floor

Entrance Vestibule

Entrance door. Door to Sitting Room. Door to Living Room. Staircase to first floor.

Sitting Room

Window. Fireplace. Radiator.

Living Room

Window. Wood burning stone fireplace extending to alcoves. Radiator. Door to:

Kitchen/Dining Room

Three windows. Good range of base and wall units. Worktop. One and a half bowl sink. Electric hob. Electric oven. Built in dining table. Door to Conservatory. Door to:

Utility Room/WC

Window. WC. Worktop. Three wall units. Plumbed in washing machine, dishwasher and dryer. Combination boiler.

Conservatory

Windows with views onto open fields immediately adjacent. External door.



First Floor

Landing

Access to all upper floor rooms.

Bedroom 1

Window. Radiator. Over stairs cupboard. Double room.

Bedroom 2

Window. Radiator. Double room.

Bedroom 3

Window. Radiator. Single room.



Bathroom

Window. Three-piece suite comprising bath, shower cubicle and washbasin. Heated towel rail. Full tiling.

WC

Window. Two-piece suite comprising WC and washbasin. Heated towel rail. Full tiling.

Outside

To the front is a pleasant stone chipped forecourt/ seating area. Two driveways for off road parking, one giving access to the garage. Large enclosed, well-established garden to the side.

Garage

Detached build.

Services

Mains water, electricity, connected. Drain to septic tank in adjacent field some distance from the house. LPG Gas. Central heating and domestic hot water fired by the combination boiler located in the Utility Room.

Tenure

Freehold.

Agent's Note

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

Currently the Vendor utilises the property as a three-bedroomed holiday-let and is presenting the property for sale to include all fixtures, fittings, furniture, etc as described and illustrated in the photographs within the particulars of sale.



Mobile phone and Broadband services

CA13 9SJ 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 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.



CA13 9SJ 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: 20.3 Mbps

↑ Upload: 4.3 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

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

REF: K3284155



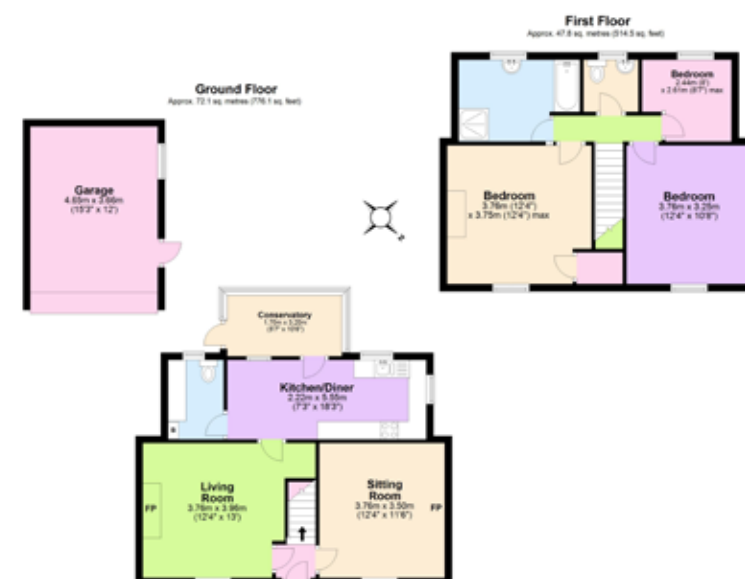
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Edwin Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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- These particulars were prepared in November 2023