

5 THE FORGE  
KESWICK  
CUMBRIA

Edwin  
Thompson



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# 5 The Forge

Keswick, Cumbria, CA12 4NX.

## Brief Résumé

This is a rare opportunity to acquire a two bedroomed cottage in a stunning riverside location. Parking, outbuildings and low maintenance rear garden with nearby views of the River Greta.

## Description

The property is located on the eastern fringe of Keswick, the principal tourist centre for the northern area of the Lake District National Park and offering a wide range of amenities and visitor attractions. The secluded location is approached by a private lane which leads to 5 The Forge on the right, with the river Greta to the left.



Within the cottage is a lounge with recessed fireplace and woodburning stove, kitchen/diner, two bedrooms and a bathroom.

## Directions

From Keswick town centre follow Penrith Road in an easterly direction, and just before the road starts to rise steeply there is a left hand turning on the corner of which is the Travis Perkins Depot. Take this left hand turning, proceed along the private road and 5 The Forge is on the right.



## Accommodation:

### Ground Floor

#### Kitchen/Diner

Entrance door. Window. Base and wall units. Sink. Boiler. Space for dining table.

Open to:

#### Lounge

Window. Fireplace. Two radiators. Understairs cupboard. Staircase to first floor.



### First floor

### Landing

Access to Bedroom One, Bedroom Two and Bathroom

### Bedroom One

Window. Fitted furniture. Radiator.

### Bedroom Two.

Window. Fitted furniture. Radiator.



### Bathroom

Window. Three-piece suite comprising WC, washbasin, and bath with shower above.

### Externally

Parking space to the front end of the property with borders to be confirmed. Two outbuildings. Low maintenance garden with shared access.

### Services

Mains electric, water, gas are connected to the property. Septic tank for drainage.



### Council Tax

The Allerdale Borough Council website identifies the property as being within Band 'C'.

### 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.

REF: K3107336



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**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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