

**12 TOWN CROSS,
THRELKELD,
KESWICK**

**Edwin
Thompson**



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12 Town Cross, Threlkeld, KESWICK, Cumbria, CA12 4SR

Brief Résumé

Fabulous opportunity to purchase this three-bedroom end of terrace house. Located in the popular village of Threlkeld. The property benefits from ample off-street parking, rear garden looking out to green fields and stunning fell views. Local Occupancy Clause Applies.

Description

12 Town Cross is a beautifully presented property and can be found in the village of Threlkeld. Sitting to the edge of the village and slightly elevated, it is able to enjoy the stunning fells views of Clough Head and Blencathra to name a few. Threlkeld has a lovely, thriving local community and benefits from a primary school, village hall and coffee shop as well as pubs serving local ales and food. With easy access to the A66, Threlkeld is ideally situated to access Penrith and the M6 13 miles, Keswick 4 miles and Carlisle 28 miles. The west coast takes approximately 40 minutes by car. There is a bus service from the village that gives access to the whole of the Lake District National Park. The town of Keswick offers a first-class secondary school and a wider array of shops, cafes, bars and restaurants.

As you approach 12 Town Cross the fells of Blencathra and Clough Head loom, which gives a lovely backdrop to this property. The driveway to the front of the property can easily park 3 cars. A wide side path takes you to the rear of the property. The front door takes you to the entrance hall where there are stairs to the first floor and a door to your left. Through this door you are greeted with a lovely, light and bright lounge with a multifuel stove set into the chimney breast with slate hearth. Double patio doors from the lounge enter the conservatory with a fabulous outlook. This lovely room allows for a dining table and chairs as well as soft furnishings. Patio doors from here take you to the rear garden where the views are breathtaking. The kitchen is off

the lounge and is contemporary in design with a full range of wall, drawer and base units, a door from here takes you to a small utility room with space for washing machine and tumble dryer and a door that gives access to the side of the house.

Returning to the entrance hall, the staircase takes you to the first floor. Bedroom one is a double with large window to the front aspect and built in cupboard with hanging space. Bedroom two, also a double faces the rear with spectacular views of Blencathra. Bedroom three is a good-sized single, also with built in cupboard and hanging space. To complete the house is the newly installed bathroom with bath and shower over and dual aspect windows. To the outside is ample parking to the front and to the rear is paved garden and a raised paved seating area taking in the stunning fells views. A great size concrete shed/workshop is located here with plenty of room to store bike/motorbike or easily used as a workshop. A further storage cupboard can be accessed from the side of the house and houses a Worcester combination boiler. The property benefits from double glazing and gas central heating.

What3words ///flattery.approve.oppose

Accommodation:

Entrance

Entrance to the front door is via a tarmac drive.

Entrance Hallway

Staircase to first floor. Space to hang coats. Door to:

Lounge

Window to front aspect. Multi fuel stove set in to chimney breast with slate hearth. Radiator. Coving to ceiling. Door to Kitchen. Patio doors to:

Conservatory

Fabulous views of Clough Head and Blencathra. Tiled to floor. Space for dining table and chairs. Space for soft furnishings. Patio doors to rear garden.

Kitchen

Contemporary in design with a full range of wall, drawer and base units with contrasting work tops. One and a half bowl sink and drainer. Integrated electric oven, hob and extractor above. Integrated dishwasher. Space for freestanding American style fridge/freezer. Large window looking to the rear garden.

Door to:

Utility Room

Space for shoes and coats. Door to understairs storage. Space for washing machine and tumble dryer. Radiator. Door to side entrance. Window to side aspect.

Stairs to First Floor

Landing

Access to all rooms. Loft access. Radiator

Bedroom One

Double bedroom. Large picture window to front with fell views. Radiator. Door to storage cupboard with hanging rail.

Bedroom Two

Double bedroom. Large picture window to rear with fine views. Radiator.

Bedroom Three

Good size single bedroom. Window to front with views. Radiator. Door to storage cupboard with hanging rail.



Bathroom

Newly installed. Bath with shower over. Wash hand basin housed in vanity unit. WC. Radiator. Dual aspect windows.

Outside

To the front there is tarmac parking for 3 cars. Wide paved path and grassed area to side leading to rear garden. Paved patio garden with raised paved seating area. stunning fell views. Door to side of house with storage shed housing Worcester Gas combination boiler.

Shed/Workshop

Good size with ample storage space

Services

Mains drainage, electricity and water. Heating and hot water provided by a combination boiler located in the outside storage cupboard. LPG gas tank sunk into the rear patio and covered.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Local Occupancy Clause Applies. A buyer must have lived and OR worked in the area for the last three years. The area is within the National Park boundary.

Council Tax

The vendor has advised us the property is within Westmorland and Furness Council and is council tax band C. 2025/2026 is £2130.72 per annum.



Mobile phone and Broadband services

CA12 4SR		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](https://www.signalchecker.co.uk) website

Offers

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



CA12 4SR		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 4SR in the last 12 months:

⬇ Download: 59.6 Mbps

⬆ Upload: 14.4 Mbps

*Information provided by the [thinkbroadband.com](https://www.thinkbroadband.com) website.

Viewing

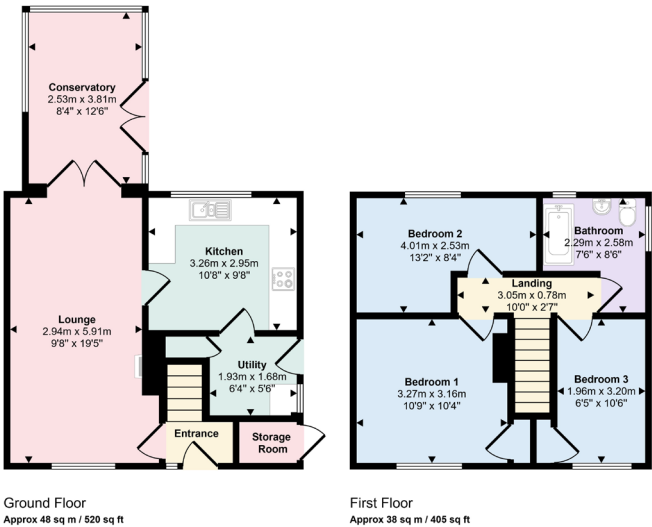
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K29655217



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91
69-80	C		
55-68	D		
39-54	E	52	
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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