

**THE GRANGE,
GRANGE IN BORROWDALE,
KESWICK**

Edwin
Thompson



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KESWICK, Cumbria, CA12 5UQ



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Brief Résumé

The Grange is located in the heart of the much sought after village of Grange in the Borrowdale Valley. Set in an enviable position within the village, and benefitting from seven bedrooms, Stunning fell views, garden and parking. This property is a piece of local history.

Description

Nestled in the centre of the village. Once part of a larger hotel, then a guest house, The Grange has been part of the landscape of the village since the 1870s. The current owners have used the house as a private residence for some years now. As you enter the village over the iconic low slung double hump back stone bridge, the road bears to the left, follow it round and The Grange is situated on the right. A white wooden gate marks the entrance to the property, just opposite The Grange café & tearoom, and to the side of the church. The property would benefit from some modernisation and lends itself to having some of the rooms amalgamated to form fewer, but larger rooms.

Entering through the white wooden gate you are greeted with a very traditional Cumbrian home with slate frontage and slate roof. From the gravelled drive area a front door leads to the porch with stone flagged floor. A part glazed door takes you into the sitting room where there is a large floor to ceiling window looking to the South facing garden and Grange Fell beyond. This room has exposed beams and a lovely open fireplace with slate surround and hearth. A glazed door takes you to the inner entrance hall that gives access to the rest of the ground floor. Entering the dining room you are taken aback by the size, with double aspect windows, feature exposed stone walls, lovely views of Grange fell and a super serving hatch in to the kitchen. The kitchen is a great size and accommodates a sizeable four oven AGA, ample wall and base units and a central island. There is plenty of room for a dining table and chairs and having double aspect windows, there is lots of natural light. The large utility room benefits from a Belfast sink and taps, storage and a floor mounted Oil boiler. One last door enters an inner hallway where a further reception room can be found, with double aspect windows and exposed beams. A door gives access to the back lane, and a further door to a WC.

The staircase from the entrance hall takes you to the first floor where there are three double bedrooms and one single bedroom that face the garden and Grange fell, the Fourth double bedroom faces Castle Crag, Maiden Moor and Catbells. On the first floor there are two bathrooms and one separate WC. To the second floor there are two

further bedrooms, one a double and one a large double with en-suite. Both rooms have lovely views of the surrounding local fell ranges. The second floor also has a good size storage room.

To the outside there is ample parking to the front of the property, this gravelled area then blends into the lawned garden. Lakeland Stone walls border the property and mature hedging, shrubs, plants and trees fill the borders that frame the garden. The views from the garden are quite spectacular and offer a great place to sit and enjoy the picturesque surroundings. To the rear of the property is a further parking space, access to the rear of the property as well and log and bins stores.

What3words //agreeing.farmland.ringside

Accommodation:

Entrance

The front door is accessed from the parking area to the front. Enters in to:

Entrance Porch

Stone flagged floor. Part glazed door to:

Sitting Room

This is a very cosy room with its exposed beams and open fire with slate surround and hearth. The south facing garden can be seen from the floor to ceiling window looking out to Grange Fell. Three radiators. Part glazed door to:

Inner Entrance Hall

Stairs to first floor. Large storage cupboard. Under stairs storage. Doors to all downstairs rooms.

Dining Room

Fantastic in size and a great room to entertain, with exposed feature stone walls and double aspect windows with views of the surrounding fells. Three radiators. Serving hatch to kitchen.

Kitchen

There is a full range of wall and base units with a large four oven AGA taking centre stage. A centre island gives further storage and work space. Space for dishwasher and fridge freezer. Serving hatch to dining room encased in a wooden unit with display shelves and draws. Double aspect windows looking to Castle Crag, Maiden Moor and Catbells. Able to accommodate a dining table and chairs as well as softer seating and a window seat. Door to:

Pantry

Two windows with slate sills. Tile flooring.

Utility Room

Window to rear. Belfast sink and taps with work surface. Plumbing for washing machine and tumble dryer. Floor mounted oil boiler. Tiled floor.

Inner Hallway

A door from the entrance hall takes you to the inner hallway where you will find a door to the rear lane. Window to side. Tile flooring. Door to:

Rear Reception Room

Double aspect windows. Exposed beams. Radiator.

WC

WC. Wash hand basin. Part tiled to walls. Tiled floor. Window to rear.

Staircase to First Floor

Landing

On the half landing there is a window with window seat looking to Maiden Moor, Catbells and the surrounding fells. Airing cupboard housing hot water tank. Three steps up to the main landing with access to all first-floor rooms and staircase to second floor. Two radiators.

Bedroom One

Double bedroom with window facing the garden with views. Doors to built in wardrobes. Wash hand basin with taps. Radiator.

Bedroom Two

Single bedroom with window facing the garden and views. Wash hand basin with taps. Radiator.

Bedroom Three

Double bedroom with window facing the garden with views. Wash hand basin with taps. Built in wardrobe. Radiator.

Bedroom Four

Double or twin room. Window to the side with views of Castle Crag. Wash hand basin set in vanity unit. Door to small cupboard with hanging space. Radiator.

Bathroom

Bath. Wash hand basin. WC. Window to rear. Cupboard above bath for storage. Door to linen cupboard. Part tiled to walls.



Bedroom Five

Large double bedroom with double aspect windows with views of the surrounding fells. Two large cupboards with hanging space. Wash hand basin with taps. Two radiators. Fire exit.

Bathroom

Shower over small bath with seat. Wash hand basin. WC. Window to rear. Heated towel rail. Part tiled to walls.

WC

WC. Wash hand basin. Roof light.

Stairs To Second Floor

Landing

Small roof light. Access to all rooms. Access to eaves.

Bedroom Six

Double bedroom. Large window with panoramic views of the local fells. Wash hand basin with taps. Electric heated towel rail. Opening to shower cubicle with full tile surround.

Bedroom Seven

Large double bedroom with wonderful arched window and views of Castle Crag. Built in cupboard. Wash hand basin with taps. Electric heated towel rail. Door to:

En Suite

Bath with shower above. WC. Part tiled to walls. Extractor fan.

Storage Room

Set in to eaves with heritage style window. Wash hand basin and taps.

Outside

White wooden gates enter on to a gravelled parking area. The garden is mainly laid to lawn with borders of mature trees, shrubs and plants. A Lakeland stone wall borders the front garden and round to the rear with mature hedging and wooden fence completing the boundary. Two fabulous fir trees mark the entrance to the property either side of the gate. To the rear of the property there are a few steps down to the rear access door. Wood and bin store. Parking for a further car. Oil tank.

Services

All main's services are connected. Oil fired boiler is situated in the utility room. Water tank is in the cupboard on the half landing to the first floor.



Mobile phone and Broadband services

CA12 5UQ 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

Tenure

Freehold

Agent's Note

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 E. The rate for 2024/2025 is £2757.64



CA12 5UQ 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: 54.7 Mbps

↑ Upload: 4.2 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT BROADBAND ONLY

Offers

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

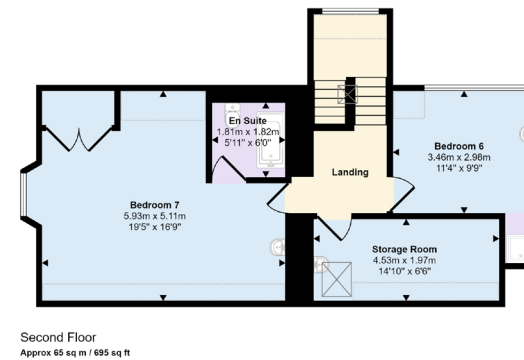
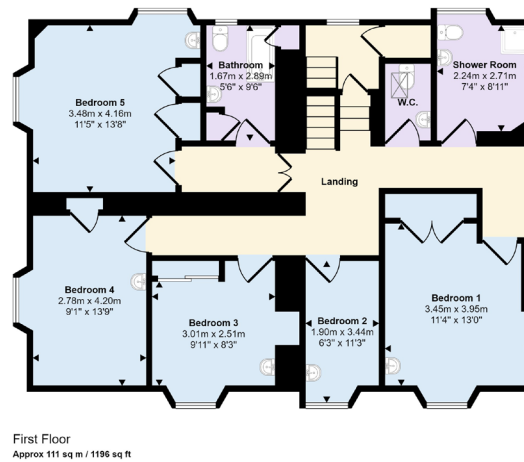
Viewing

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

REF: K3580449



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E		
21-38	F	27	
1-20	G		

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