

**WREN COTTAGE,
1 GRETA STREET,
KESWICK**

**Edwin
Thompson**



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Wren Cottage, 1 Greta Street, KESWICK, Cumbria, CA12 4HS

Brief Résumé

Fantastic opportunity to purchase this three double bedroom house located in the heart of Keswick. Wren Cottage has the benefit of flexible living accommodation, wonderful outside space and fell views. The property is just a short walk from the town centre and the nearby Derwentwater Lake and Theatre by the Lake.

Description

Wren Cottage is a delightful semi detached house that offers flexible living with a contemporary twist. Located on Greta Street, the property is a short walk into town along side the rivers Greta. The town of Keswick offers an array of shops, cafes, bars and restaurants as well as the popular Alhambra Cinema and the iconic Theatre by the Lake, on the shores of Derwentwater. With Keswick being in the heart of the Lake District and well known as the adventure capital, it caters for every outdoor activity from stunning fells walks, mountain biking, water and river activities, forest walks, the list is endless.

As you approach the property, a few steps up take you into the entrance porch with half glazed windows, the views of the fells from here sets the scene for the comfort inside. A door from here enters the sitting room. A spacious, light and bright room with dual aspect windows looking to the fells. From here a staircase takes you to the first floor and a door enters an inner hall where to the left is a twin room. To the right is a lovely modern bathroom with large walk in shower. Straight ahead you are greeted with a good size kitchen/ diner. The kitchen is of contemporary design with all integrated appliances and breakfast bar to the end. The dining area has a window looking to the rear garden and is able to accommodate a large table to seat eight. Off the dining area is a further bedroom, this room is lovely, a double bedroom with dual



aspect windows and an en-suite shower room. The kitchen/diner has a door to a rear porch that then enters the outside garden.

The staircase from the sitting room takes you to the third bedroom, a fabulous double room with dual aspect windows, lovely views, built in wardrobes and a separate seating area. A door gives access to the en-suite shower room. To the outside, the rear garden is a joy and a great size with areas of mature shrubs and plants. A decked seating area to the end of the garden allows for outdoor dining and taking in the views. The garden also gives access to the outhouse, a fabulous storage building and currently used as a games room with large pool table. To the side of the house is parking for two smaller size cars. This property is one to be seen as the space and layout offers great living options.

What3words///cropping.juggle.adjuster

Accommodation:

Entrance

Front door is located on Greta Street.

Porch

Plenty of space for hanging coats and storing shoes. Half glazed windows with lovely views. Door to:

Sitting Room

Lovely size room. Bay window to front and window to side with views of Latrigg and Skiddaw. Tiled to floor. Wall mounted electric flame effect fire with wood surround and slate hearth. Exposed timbers to ceiling. Two radiators. Staircase to first floor. Door to:

Inner hall

Access to bedroom, bathroom and kitchen/diner



Kitchen/Diner

Full range of modern wall, drawer and base units with contrasting worktops. Single bowl sink and drainer. Integrated oven, microwave, slimline dishwasher, electric hob with extractor above. Space for American style fridge/freezer. Tile splashbacks. Tiled to floor. Under counter lighting and kickboard lighting. Breakfast bar. The dining area has a window looking to the rear garden, space for large dining table and chairs. Radiator. Velux window. Door to small utility room with plumbing for washing machine. Door to rear porch with access to rear garden.

Bedroom One

Double room. Dual aspect windows to rear garden and side with lovely views of the fells. Tiled to floor. Radiator. Built in wardrobe and vanity unit. Door to:

En-Suite

Shower cubicle with electric Mira shower. WC. Wash hand basin. Ladder style radiator. Tiled to walls and floor.

Bedroom Two

Twin room. Window to side with views of Latrigg and Skiddaw. Tiled to floor. Built in wardrobe and vanity unit. Recess lighting. Radiator.

Bathroom

Stylish and modern. Large walk-in shower. WC & wash hand basin set in vanity unit. Tiled to floor. Tiled to walls. Ladder style radiator.

Staircase to first floor From Sitting Room

Bedroom Three

A fantastic room with dual aspect windows to the front and back, both with fabulous views. Built in wardrobes and storage. Seating area with views of the fells and rear garden. Upright wall mounted radiator. Wall mounted gas combination boiler housed in cupboard. Door to:



En-Suite

Corner shower with Mira electric shower. WC and wash hand basin housed in vanity unit. Ladder style radiator. Velux window above built in seating.

Outside

To the rear is a wonderful garden, a hidden gem in the heart of the town. Paved paths, areas of planting with mature shrubs and trees. Decked area to the end of the garden for seating and outside dining. Lakeland stone wall to one boundary and wood fencing to the rear. Wooden gate to side access and parking for two smaller size cars. A lovely space to sit and enjoy the sunshine.

Outhouse

Large room currently used as a games room. Window to side. Velux. Partitioned off storage area to end.

Services

All mains services are connected. Gas fired central heating is via a combination boiler located in bedroom three.

Tenure

Freehold

Agent’s Note

The property suffered from water ingress in 2015. The current vendors have made huge improvements to the property to prevent any further water ingress and is fully flood resistant and flood resilient in every possible aspect.

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 D. The rate for 2025/2026 is £2499.03



Mobile phone and Broadband services

CA12 4HS		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

Offers

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



CA12 4HS		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 4HS in the last 12 months:

⬇ Download: 36.5 Mbps

⬆ Upload: 8.4 Mbps

*Information provided by the thinkbroadband.com website.

Viewing

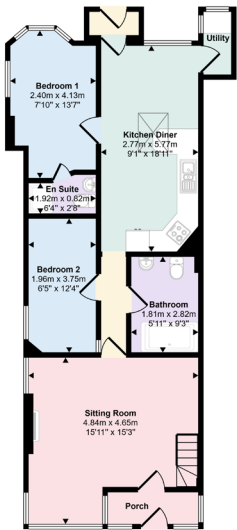
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3270610

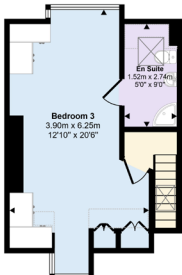


28 St John's Street,
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CA12 5AF

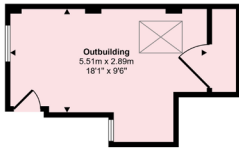
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Ground Floor
Approx 68 sq m / 736 sq ft



First Floor
Approx 30 sq m / 326 sq ft



Garden Room
Approx 19 sq m / 199 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	79
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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