

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area\***

1017.84 ft<sup>2</sup>  
94.56 m<sup>2</sup>

**Reduced headroom**

142.84 ft<sup>2</sup>  
13.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## 8 Blencathra View, Threlkeld, Keswick, Cumbria, CA12 4TY

- Freehold
- 2 Bedrooms
- No onward chain
- Lakeland Fell Views
- Council Tax - Band B
- EPC Rating E

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## LOCATION

Nestling at the foot of Clough Head and Threlkeld Knotts with views towards Blencathra, and direct access to the fells. The hamlet of Threlkeld quarry is a vibrant and thriving community located just off the A66 with easy access to the market towns of Keswick and Penrith, and fast links to the M6 motorway. Threlkeld village is located half a mile away with local school, two pubs and a post office. An ideal location for easy access to all areas of the Lake District.

## PROPERTY DESCRIPTION

A two bedroom cottage with an attic room with wonderful elevated panoramic views of Blencathra. The property has parking, a yard to the front with useful outhouse, kitchen, utility, a good sized open plan living area with feature multifuel stove, two bedrooms, a family bathroom and an attic room offering multifunctional space. The rear garden is terraced and enjoys incredible views all year round, all a short drive from Keswick town centre and walking distance to Threlkeld village across the A66.

## ACCOMMODATION

### Entrance Hallway

1.03m x 1.60m (3' 5" x 5' 3") With radiator.

### Utility Room

1.56m x 1.60m (5' 1" x 5' 3") Window to side aspect and plumbing for washing machine.

### Kitchen

3.51m x 3.25m (11' 6" x 10' 8") Window to front aspect, matching wall and base units with complementary worktop, space for fridge freezer, composite sink and drainer with mixer tap, oven, spotlights, space for dishwasher, cupboard housing oil fired boiler and a radiator.

### Living Room/Dining Room

6.18m x 4.38m (20' 3" x 14' 4") Window to rear aspect with stunning views towards Blencathra, two radiators, feature multi fuel stove set on slate hearth, space for dining table and door to rear garden.

### Inner Hallway

2.62m x 1.09m (8' 7" x 3' 7") Radiator and spiral staircase to attic.

### Bathroom

2.18m x 1.81m (7' 2" x 5' 11") Obscured window to front aspect, WC, pedestal wash hand basin, bath with electric shower over, heated towel rail and large airing cupboard.

### Bedroom 1

3.25m x 2.30m (10' 8" x 7' 7") Window to front aspect, radiator and built in cupboard.

### Bedroom 2

4.72m x 3.13m (15' 6" x 10' 3") Window to rear aspect with stunning views of Blencathra, radiator and built in storage cupboard.

### Attic Room

3.14m x 7.62m (10' 4" x 25' 0") Exposed beams, under eaves storage, velux windows with views towards Blencathra and the surrounding fells. This room has a variety of uses and is a great additional space.

## EXTERNALLY

### Garden & Parking

To the front is a paved patio area with two useful outhouses. A gate leads you to the rear lane where there is on street parking available. The rear is mainly laid to lawn interspersed with mature trees, perennials and shrubs. There is a useful shed, mature hedge borders and a paved patio area where you can sit and enjoy the fantastic views towards Blencathra and the surrounding fells.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Mains electricity, water and drainage. Oil fired heating and double glazing installed. Telephone line installed subject to BT regulations. Please note- the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Keswick office, 017687 74546.

**Directions:** From Keswick take the A66 eastbound towards Penrith, after approximately 4 miles with the village of Threlkeld on your left, take the right hand turning for Threlkeld Quarry and Thirlmere. Follow this road for approximately half a mile, take a left hand turning signposted to the Mining Museum and Blencathra Business Centre. Continue this road into Glenderamackin and before the Business Centre turn right, go past Lucy Bank OCttages and Blencathra View is on your Right.

