

24 ASHCROFT CLOSE,
BRAITHWAITE,
KESWICK

Edwin
Thompson



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24 Ashcroft Close, Braithwaite, KESWICK, Cumbria, CA12 5TB

Brief Résumé

Lovely three bedroom property located in the popular village of Braithwaite. Stunning views, parking and garden . 50% share of the property. Local Occupancy Clause applies.

Description

24 Ashcroft Close is located in the heart of Braithwaite village. Braithwaite is an attractive, popular village having the benefit of a primary school, village shop, café, pubs and restaurants. Braithwaite offers a bus route to the town of Keswick or to Cockermouth and the further western towns. No 24 is located on the left as you enter Ashcroft close and is prominent with its stone front façade and porch with slate roof.

To the front of the property is parking with a paved path taking you to the front porch, past the front garden and to the front door. Upon entering you are welcomed into a hallway with solid wood flooring and under stairs storage. To your left is a lovely kitchen/diner with a modern range of wall and base units. A window to the front looks out to Barrow fell and the surrounding fell range. The kitchen offers a good space to have a table and chairs and is light and bright with a sizable opening looking to the lounge. Returning to the hallway and entering the lounge, this room is a great size with a window and patio door to the rear courtyard garden, a lovely room to entertain. To complete the downstairs is a cloak room with WC and wash hand basin.

From the hallway is a staircase to the first floor. The master bedroom looks to the front of the property with stunning views of the local fell range. Bedroom two is a double bedroom, looking to the rear of the property with views of Skiddaw and beyond. Bedroom three is a single, with equally lovely

views of Skiddaw. The bathroom benefits from a bath with shower above, WC and wash hand basin. There is a large airing cupboard over the stairs. The property is fully double glazed and benefits from Gas central heating.

What3words //womb.stuffing.thrashed

Accommodation:

Entrance

Front door accessed from the parking bay, along the path past the front garden entering in to:

Entrance Hallway

Solid wood flooring. Radiator. Understairs cupboard. Space to hang coats. Access to all rooms. Staircase to first floor.

Kitchen/Dining

Full range of modern wall and base units with contrasting work tops and integrated electric oven, hob and extractor. Single bowl sink and drainer. Tile splash backs. Space for washing machine, tumble dryer, fridge and freezer. Window looking to the front of the property with views of Barrow fell and beyond. Solid wood flooring. The dining area has space for a table and chairs. Radiator. Large opening hatch looking to the lounge.

Lounge

Good size, light and bright room with window and patio door facing the rear courtyard garden. Wood effect flooring. Feature wooden beams to ceiling. Radiator.

Cloakroom

WC. Wash hand basin. Window to front aspect

Staircase from Hallway leading to First Floor

Landing

Access to all rooms. Radiator. Loft access. Large airing cupboard.

Master Bedroom

Double bedroom with window facing the front of the property with stunning views of the local fell range. Radiator.

Bedroom Two

Double bedroom. Window to rear with views of Skiddaw and the surrounding fells. Radiator

Bedroom Three

Single bedroom. Window to rear with views of Skiddaw and the surrounding fells. Radiator.

Bathroom

Bath with Triton electric shower above. WC. Wash hand basin. Part tile to walls. Tile effect flooring. Window to front aspect. Radiator.

Outside

To the front of the property there is a parking bay. A path takes you down the side of the front garden that has wooden fencing to one side. To the rear of the property, the courtyard garden is enclosed by wooden panel fencing and has a paved seating area as you exit the lounge patio doors. There is a further seating area, located under a wooden pergola with artificial grass. A gate gives access to the rear path to the property. Space for storage.

Services

All mains services are connected. Wall mounted Gas fired combination boiler located in a cupboard in the kitchen.



Tenure

Leasehold. 125 years from 1st January 1998.
 The property is being sold with 50% ownership. The remaining 50% is owned by Home Group and there is a rent to pay on this portion.
 Home Group inform us the current monthly charges for the 50% owned by them is £334.93 per month, and are broken down as follows:
 Rent £295.28.

Management Charge - £13.83.

Insurance Charge - £23.67.

Service Charge - £2.15

The property is subject to a Local Occupancy Clause. – Applicants must have a local connection to the parishes of Keswick, Above Derwent, Borrowdale, Under Skiddaw, Bassenthwaite, Wythop, Lorton and Buttermere.

Agent’s Note

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

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band C. 2024/2025 is approximately £2010.80 per annum.

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.



Mobile phone and Broadband services

CA12 5TB Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
Vodafone	Indoor	X	X	X	✓
	Outdoor	✓	X	✓	✓
O2	Indoor	✓	X	X	X
	Outdoor	✓	✓	✓	X
EE	Indoor	X	X	X	✓
	Outdoor	✓	✓	✓	✓

✓ Good Coverage ⚠ You may experience problems X No coverage
 5G X Not yet available in this area

*Information provided by the signalchecker.co.uk website

CA12 5AP Broadband

FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	X
ADSL2+	✓
ADSL	✓

Average in CA12 5TB in the last 12 months:

↓ Download: 92.9 Mbps

↑ Upload: 84.4 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT BROADBAND ONLY

REF: K3605132



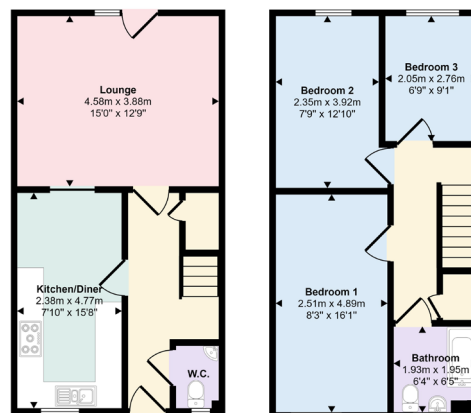
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Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft

First Floor
Approx 41 sq m / 441 sq ft

Score	Energy rating	Current	Potential
92+	A		10
81-91	B		
69-80	C	72	
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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