

4 STATION ROAD TERRACE,  
THRELKELD,  
KESWICK

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**4 Station Road Terrace, Threlkeld,**  
KESWICK, Cumbria, CA12 4AL





# 4 Station Road Terrace, Threlkeld, KESWICK, Cumbria, CA12 4AL

## Brief Résumé

Stunning four bedroom family home situated in the heart of the popular village of Threlkeld. Gardens, parking and fabulous views. This property is a must see. Local Occupancy Clause applies.

## Description

4 Station Road Terrace is located centrally in the village of Threlkeld nestled at the bottom of Blencathra and boasts further panoramic views of Great Mell Fell, White Pyke and Clough Head, just to name a few. Threlkeld is a thriving village with a great community having a primary School, local Café, public houses and the wonderful old railway line that takes you to the vibrant town of Keswick. A bus service operated from the village and can give access to Cockermouth to the west or Penrith to the north. A wonderful village to live and experience the lake District National Park from your doorstep. Completed in 2020 the property is highly energy efficient and is fully double glazed, with underfloor heating to the entire downstairs. All heating and hot water is via an Air Source Heat Pump and extremely economical to run.

Station Road Terrace is perfectly positioned to admire the spectacular surrounding Lakeland fells. The property has an elegance that flows throughout the house as soon as you step inside. A pathway leads through the front garden from a gate housed in a low, Lakeland stone wall that borders the front garden. Upon entering through the front door there is a light, bright and airy feel from the glazed panels to one side of the lounge and the part glazed door leading to the kitchen. The lounge has a floor to ceiling window that looks straight on to Blencathra and Great Mell fell. The full-length glazed panels to one side of the door give a contemporary twist to this room and a wonderful sense of space. Entering the kitchen, you are greeted with a large open plan area that has been designed to incorporate functional with style. There is a full range of wall, base and draw units all with integrated luxury appliances. Having plenty of room for

a dining table and chairs, plus large three-seater sofa, this is most definitely the heart of the house. To complete the ground floor is a Cloak Room with WC and oak hanging space for coats and oak shelves for shoes and boots.

To the first floor are three amazing double bedrooms, one being en-suite and a family bathroom. All bedrooms have envious views of the surrounding Lakeland fells. The bathroom is modern in design with contemporary fitting and finish. To the second floor is the master bedroom, a wonderful space with multiple Velux windows letting in an abundance of natural light as well as having built in wardrobes and a stylish en-suite with waterfall shower. To the outside is a front garden, mainly laid to lawn with Lakeland Stone wall to mark the boundary. A pathway takes you down the side of the property, through a gate and into the rear garden with the most spectacular views. A paved area is situated in front of the patio doors that lead from the kitchen/diner. A newly installed pergola sits in the corner to shade from the sun and offers the best views. The garden is mainly laid to lawn with access to a side gate that takes you to the designated parking area. A large, shed sits at the bottom of the garden and there is access to hot and cold running water outside.

## Accommodation:

### Entrance

Front door accessed from the front garden entering in to:

### Entrance Hallway

Wood effect luxury engineered oak flooring to the entire downstairs floor. Access to all rooms. Understairs cupboard. Staircase to first floor.

### Sitting Room

Floor to ceiling window facing the front garden with views of Blencathra and Great Mell Fell. Full length glazed panels to one side of the door, looking to the hallway making this a light, bright and airy room.

## Kitchen/Dining

Impeccably designed with a full range of contemporary wall, base and draw units with contrasting work surfaces. Integrated appliances include NEFF five ring induction hob with NEFF electric extractor fan above. NEFF electric oven and microwave, dishwasher, washing machine and tumble dryer. Space for double fridge/freezer. Window and Patio doors facing the rear garden south facing with amazing views. Two Velux windows. Recess lighting. Space for large dining table and chairs plus room for soft furnishings. Door to storage cupboard housing system for the air source heat pump and Mitsubishi electric renewable heating technology hot water tank. Drying space and shelving.

## Cloakroom

WC. Wash hand basin housed in vanity unit. Area to hang coats and store shoes and boots.

Staircase from Hallway leading to First Floor

## Landing

Access to all rooms. Radiator. Staircase to second floor.

## Bedroom Four

Double bedroom, currently used as a study with built in desk and fitted wooden shelves. Window facing the rear garden with fell views. Radiator.

## Bedroom Three

Large double bedroom. Window to rear with views of High Seat, Raven Cragg and beyond. Radiator. Built in wardrobes with mirrored, sliding doors.

## Bedroom Two

Large double Bedroom. Floor to ceiling window with views to the front garden and Great Mell Fell. Radiator. Door to:



**En-Suite**

Floor to ceiling window facing the front aspect. Corner shower with full tile to walls. WC. Wash hand basin. Chrome ladder style radiator. Part tiled to walls. Fully tiled to floor.

**Bathroom**

Bath with shower above. WC. Wash hand basin. Chrome ladder style radiator. Fully tiled to floor. Part tiled to walls. Mirrored unit to wall. Window to side aspect.

Staircase to Second Floor

**Landing**

Door to under eaves storage.

**Master Bedroom/Bedroom One**

Fantastic double bedroom with two Velux windows to the front and two to the rear. Beautifully designed built in wardrobes into eaves. Napoleon electric flame effect heater set in to alcove. Door to:

**En-Suite**

Large walk in shower with rain and waterfall setting. WC. Floating sink with drawer under. Chrome ladder style radiator. Velux. Recess lighting. Part Respatex to walls and shower.

**Outside**

To the front of the property is a grassed front garden, encased by a low Lakeland stone wall with a pathway to the front door and pathway round the side to the rear garden. The rear garden is mainly laid to lawn with wooden sleepers creating a border housing mature shrubs and plants. Newly installed pergola over seating area and further seating area outside the kitchen patio doors. Shed to the bottom of the garden area and gate to the designated parking for the property. Hot and cold running water.

**Services**

Mains electricity and water. Air Source Heat Pump located in the rear garden that provides heating and hot water.



**Mobile phone and Broadband services**

**CA12 4AL Mobile Signal**

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✓	✓	✓
	Outdoor	✓	✓	✓	✓

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

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

**Tenure**

Freehold

**Agent's Note**

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited. The property is subject to a Local Occupancy Clause. Please contact the office for further information.

**Council Tax**

The vendor has advised us the property is within Westmorland & Furness Council and is council tax band D. 2024/2025 is approximately £2200.00 per annum.



**CA12 4AL 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: 92.5 Mbps

↑ Upload: 88.1 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

Based on using BT BROADBAND ONLY

**Offers**

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

**Viewing**

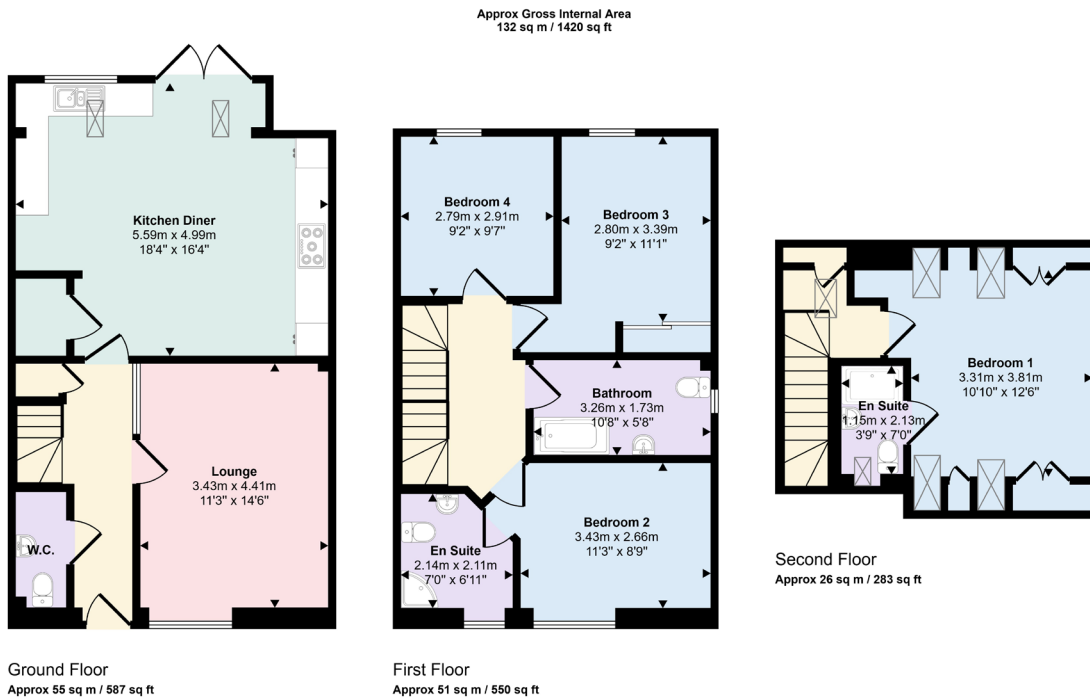
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3552682





# 4 Station Road Terrace, Threlkeld, KESWICK, Cumbria, CA12 4AL



Score	Energy rating	Current	Potential
92+	A		98
81-91	B	88	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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