

**OLD CHAPEL,  
SCALES, THRELKELD,  
KESWICK**

**Edwin  
Thompson**



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# Old Chapel, Scales, Threlkeld, KESWICK, Cumbria, CA12 4SY

## Brief Résumé

This wonderful former Wesleyan Methodist Chapel is a hidden gem that sits at the bottom of Blencathra and is surrounded by a wealth of stunning views. Old Chapel is a three bedroom bungalow with charming gardens and ample parking. Fully double glazed with oil fired central heating.

## Description

Old Chapel, a former Wesleyan Methodist Chapel for Scales and Threlkeld was built in 1843. In 1947 it was sold by the Methodist Church and converted into a residential dwelling. The current owner and their family have owned the property since 1961 and it has undergone extensive renovation and extension in sympathy with its age.

As you approach Old Chapel a Lakeland stone wall borders the front of the property and the driveway extends to the side. The front entrance is accessed by a path leading to an enclosed porch that leads into the entrance hall. As you go into the lounge you are greeted with windows on both sides of the room that give a perfect view of the surrounding fells and take in the attractive cottage garden. The sunroom off the lounge offers a peaceful place to sit and watch a large variety of garden birds and the occasional red squirrel and take in the splendour of the outside and views beyond. Continuing through the property you have a delightful master bedroom with vaulted ceilings, patio doors to the garden and an en-suite shower room. The kitchen is a very social space with the benefit of being able to house a large dining table and chairs and a study area. Off the kitchen is a good-sized utility room. At the far end of the property are 2 further double bedrooms and a family bathroom.

To the outside the gardens extend to both sides and the rear. Laid to lawn with borders the front garden off the sunroom is fully stocked with mature shrubs and plants. This leads to a wonderful mini woodland, and delightful Jubilee Garden. There is ample parking and three good sized sheds.



## Accommodation:

### Entrance

Front porch door located from the path leading from the driveway entering in to:

### Entrance Porch

Ample room for coats and boots. Three windows. Step up to front door entering in to:

### Entrance Hall

Access to all rooms. Radiator.

### Storage Cupboard

Good size cupboard. Alarm panel. Light and power. Window.

### Lounge

Picture windows facing the front and rear with fabulous views of the surrounding Lakeland fells. Both windows have solid slate window sills. Multi fuel stove with slate surround and slate hearth. Radiator. Open entry to:

### Sun Room

This small but cosy area has patio doors leading to the garden and floor to ceiling windows on each side. Slate tile flooring.

### Kitchen

Range of wall and base units with solid wood worktops. Integrated dishwasher and fridge. Free standing cooker and hob. Single drainer sink and mixer tap. Solid wood flooring. Tripple aspect windows to front side and rear. Room for dining table and chairs. Study area with room for desk and piano.

### Utility Room

Worcester oil fired combination boiler. Room for washing machine and tumble dryer. Room for fridge and freezer. Loft access.



## Master bedroom

Double bedroom. Vaulted ceilings and exposed beams. Patio doors to garden, window to side. Recess lighting. Radiator. Door to:

### En-Suite Shower Room

Fully tiled corner shower unit with Mira electric shower. WC. Wash hand basin in vanity unit. Radiator with heated towel rail. A wall mounted fan heater. Recess lighting. Window.

### Bedroom Two

Double bedroom with two windows to front. Lovely views of the fells. Radiator

### Bedroom Three

Double or Twin bedroom. Window to rear. Radiator

### Bathroom

Bath with shower above. Part tiled. WC. Wash hand basin. Radiator with heated towel rail. Radiator. Window.

### Outside

To the front of the property, looking from the garden you are greeted with Clough Head and the fells beyond, to the rear is Blencathra. From the sunroom, the cottage style garden is laid to lawn with mature shrub borders. Follow through under the arch and you have a wonderful octagonal greenhouse that then leads to the small woodland area to the rear and side of the house. A gate takes you through to a large, gravelled area that has three good sized sheds and ample parking. Beyond this is a woodland shrub garden, fondly known as the Jubilee Garden that was created from the old chicken run in 2012.



**Services**

Water and electricity are connected. Heating is provided by an oil-fired combination boiler located in the utility room. Septic tank located on the property. The main loft hatch is in the inner hallway by bedroom two and three. There is a loft ladder and it is fully boarded.

**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 D. The rate for 2024/2025 is £2286.95

**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 4SY 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

CA12 4SY 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: 35.3 Mbps

⬆ Upload: 4.6 Mbps

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

REF: K3306790



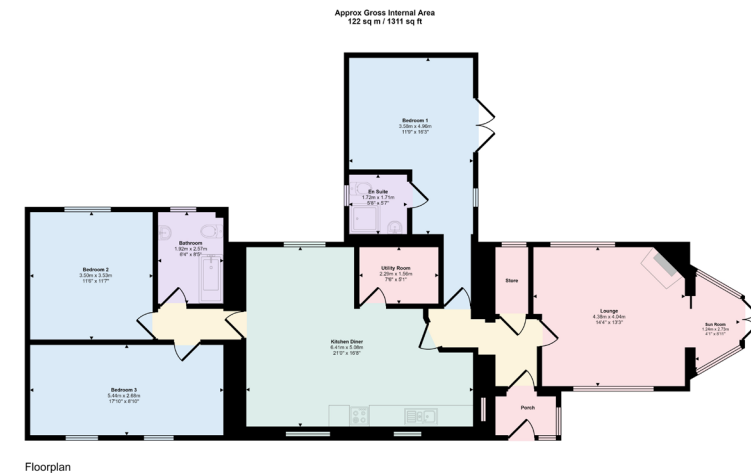
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# Edwin Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70
55-68	D		
39-54	E	54	
21-38	F		
1-20	G		



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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