

8 LADSTOCK HALL,
THORNTHWAITE,
KESWICK

Edwin
Thompson



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8 Ladstock Hall, Thornthwaite, KESWICK, Cumbria, CA12 5RG

Brief Résumé

Outstanding two bedroomed former County House Hotel, converted in 2005, located in an elevated position at the foot of Whinlatter Forest commanding superb views over nearby Bassenthwaite Lake to the Skiddaw range and from the garden to the Borrowdale Fells. Situated just off the A66 road providing easy access to Keswick and Cockermouth.

Description

Ladstock Hall is a Grade II listed building which dates to 1702 and extended in 1902 in "Arts and Crafts style" with many original features. It has previously been a County House hotel when other buildings were added. Conversion was done in 2006 to form 10 superior properties by renowned builders, Cumbrian Homes. No.8 Ladstock Hall is a first-floor apartment, and most prestigious property, with spacious accommodation retaining a wealth of character to provide a superb home, or outstanding holiday cottage / letting investment property.

The comfortable living accommodation comprises: Entrance porch with storage for coats, boots, shoes etc, with staircase to the first floor. The integral door gives access the Landing Hallway with access to all rooms including Living Room/Dining Room, Kitchen/Diner with integral appliances including Range Cooker, has an Island with breakfast bar and space for a breakfast table. Both these prime front rooms have outstanding views over the gardens, towards Bassenthwaite Lake and the surrounding Lakeland Fells beyond. There are two double bedrooms, both with fitted wardrobes, and the master bedroom has En-suite Shower Room. There is a house Bathroom with a luxury 3-piece suite.



The property is approached over a long sweeping tarmac driveway leading to No. 8 on the right-hand side of the building, where there are two parking spaces and storage shed.

The hillside village of Thornthwaite is situated just off the A66, has nearby amenities in Braithwaite including shops, Inns, a Primary School, and there are more comprehensive facilities in Keswick which is 4 miles to the east.

Directions

From Keswick, take the left hand turning to join the A66 heading towards Cockermouth in a westerly direction. Take the first turning on your left signposted Thornthwaite and continue parallel with the A66 for approximately ¾ mile where you will see the entrance to Ladstock Hall on your left-hand side.

Accommodation

Ground Floor

Entrance Porch

Entrance door. Staircase and door to:

First Floor

Landing Hallway

Large storage cupboard. Access to Lounge/Dining Room, Breakfast Kitchen, two bedrooms and Bathroom.

Lounge/Dining Room

Window. Spacious reception room with snug. Feature fireplace. Radiator.



Kitchen/Breakfast Room

Window. Radiator. Fitted base and wall units. Island. Stainless steel sink unit with mixer tap and inset drainer. Wall tiling. Range Cooker. Fridge. Dishwasher. Dresser.

Master Bedroom

Window. Three double wardrobes. Radiator. Door to:

En-Suite

Three-piece suite comprising WC, washbasin, and shower cubicle.

Bedroom Two

Window. Radiator. Built in cupboard housing combination boiler. Wardrobe.

Bathroom

Three-piece suite comprising WC, washbasin, and bath with shower above.

Outside

Extensive surrounding shared mature gardens comprising lawns with established shrubs, trees and orchard, patios, driveway entrance and parking spaces.

Storage Shed

Services

Mains water and electricity. Septic tank drainage. Oil central heating and domestic hot water fired by the combination boiler located in the cupboard in Bedroom Two.



Tenure

Our client advises Edwin Thompson that the tenure is essentially Freehold. The combined Freehold for Nos 7 (below No 8) and 8 is owned by a Company whose sole directors are the owners of Nos 7 and 8.

Agent’s Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited. The common parts which include the gardens and other land, the drive, the oil tank, the septic tank, and the bin store are owned by Ladstock Management Company Ltd.

Council Tax

The Cumberland Council website identifies the property as being within Band C, and the total Council Tax payable for the year 2025/26 as being £2,098.47.

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 5RG 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



CA12 5RG 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: 14.3 Mbps

⬆ Upload: 4.6 Mbps

*Information provided by the thinkbroadband.com website.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
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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