

**8 STANAH COTTAGES,  
THIRLMERE,  
KESWICK**

Edwin  
Thompson



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# 8 Stanah Cottages, Thirlmere,

KESWICK, Cumbria, CA12 4TH

## Brief Résumé

Three-bedroom Semi-detached house with garden and parking. Stunning fell views and within easy reach of both Keswick and Grasmere.

## Description

8 Stanah Cottages is in one of the four hamlets that form Thirlmere, just four miles out of Keswick and eight miles from Grasmere the property is well situated for the great outdoors with Helvellyn lying to the east of Thirlmere and a number of Fells to the west, including Armboth Fell and Raven Crag. Thirlmere Reservoir is very close, providing lovely walks and is surrounded by superb forests. There is a bus route that takes you to Keswick, or to the South Lakes in the other direction.

The property is approached from the A591, turning off on to The Back Lane. 8 Stanah Cottages is found on the right-hand side. A semi-detached property with gardens and parking to the front, and garden and outhouses to the rear. The property is positioned to take in the lovely fell views from every direction. The front door gives access to a small entrance hall with stairs to the first floor and a door to your right takes you into a good size lounge with a large picture window and Fell views. Just off the lounge is a large understairs cupboard. Continuing through from the lounge you enter the kitchen, again, with a large window taking



in the rear garden and further Fell views. The kitchen has a good range of wall and base units, and a door that leads to the rear garden. Just off the kitchen is a utility room. The first floor has three good size bedrooms and a bathroom. All bedrooms have lovely views of the surrounding fells. The property is in need of modernisation.

## Accommodation:

### Entrance

Entrance to the front door is via a path from the front garden.

### Entrance Porch

Staircase to first floor. Radiator. Door to:

### Lounge

A super light and bright room. Large window facing the front of the property with fell views. Chimney breast housing a stove with tile surround and hearth. Radiator. Door to understairs cupboard with window. Door to:

### Kitchen

Good range of wall and base units with wood effect work tops. Single stainless-steel sink and drainer. Large window to rear garden. Part tile surround. Built in cupboards to one side of the chimney breast. Space for Cooker. Space for washing machine or dishwasher. Radiator. Door to rear garden. Door to:



## Utility Room

Part tiled. Window to rear. Plumbing for washing machine.

Stairs to First Floor

## Landing

Window to side. Cupboard housing hot water tank. Airing cupboard. Radiator. Access to all bedrooms and bathroom.

## Bedroom One

Double bedroom. Window to rear with views. Radiator.

## Bedroom Two

Double bedroom. Window to rear with views. Radiator.

## Bedroom Three

Double bedroom. Window to front with views. Radiator.

## Bathroom

Bath with Triton electric shower above. WC. Wash hand basin. Window to front. Radiator.

## Outside

To the front of the property, the garden is mainly laid to lawn with some wooden fencing to mark the boundary. A pathway from the gate takes you to the front door and parking is to the left. The gravelled parking area continues down the side of the house where it joins the rear garden. Concrete area for seating with low Lakeland stone wall and two steps up takes you to the



garden area, mainly laid to lawn. There are two small Lakeland stone outbuildings and a further stone outhouse housing a WC.

**Services**

Mains drainage, electric and water. Heating is via a back boiler located in the lounge. Hot water is via an immersion hot water tank located on the landing.

**Tenure**

Freehold

**Agent's Note**

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited. Edwin Thompson have not tested the electricity, immersion or Back Boiler and cannot confirm these are in working order.

**Council Tax**

The vendor has advised us the property is within The Cumberland Council and is council tax band D. 2024/2025 is £2263.01 per annum.

**Offers**

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



**Mobile phone and Broadband services**

CA12 4TH Mobile Signal

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

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

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

**Viewing**

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



CA12 4TH 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	✓

↓ Download: 34.0 Mbps

↑ Upload: 4.6 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.  
Based on using BT BROADBAND ONLY

REF: K3521358



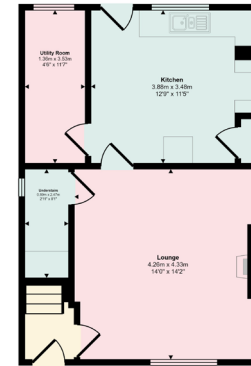
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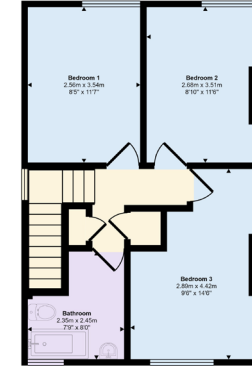
# Edwin Thompson



Approx Gross Internal Area  
86 sq m / 921 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft



First Floor  
Approx 43 sq m / 464 sq ft

Score	Energy rating	Current	Potential
92+	A		10
81-91	B		
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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Registered office: 28 St John's Street,  
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