

# PFK

Vale End, 6 Stanah Cottages Thirlmere, Keswick, Cumbria CA12 4TH

Guide Price: £465,000





## LOCATION

Situated around five miles from Keswick town centre, Thirlmere is a delightful valley with breathtaking mountain views and easy access to the Lake District National Park. Keswick is a bustling market town with a good range of amenities including a variety of shops, hotels, restaurants, pubs and other tourist related businesses and facilities, good schools (both primary and secondary), together with the renowned Theatre by the Lake. Only a short distance to Grasmere and Ambleside but also close access to the A66 to Cockermouth and Penrith and the A591 towards Carlisle. For those wishing to commute, the A66 provides excellent access to the M6 (junction 40) and there is a mainline railway station in Penrith (approx. 15 miles).

## PROPERTY DESCRIPTION

Substantial three bedroom semi detached house situated in the rural Thirlmere valley with open countryside and stunning Lakeland views all within five miles of Keswick. The property has the benefit of double glazing throughout.

The property briefly comprises, entrance porch, hallway, light living/dining room, large understairs storage cupboard, fitted kitchen and pantry to the ground floor with three bedrooms and a modern shower room to the first floor. With a huge garden area having potential to extend the property subject to planning consent. There are also outbuildings to the rear along with a patio area to sit out and relax.

The rural Lakeland setting provides easy access to the Lake District National Park and has potential as a primary/second home or a lucrative holiday let. With no onward chain.

## ACCOMMODATION

### Entrance Hallway

1.39m x 1.01m (4' 7" x 3' 4") Accessed via uPVC door, stairs to first floor and door into:-

### Living Room

4.36m x 4.33m (14' 4" x 14' 2") A light spacious room with window to the front elevation with Lakeland fell views, feature fireplace with open fire, slate hearth and wooden mantle, shelving to the alcove, storage heater and ample space for dining table.

### Kitchen

3.48m x 3.79m (11' 5" x 12' 5") Fitted with matching wall and base units, complementary worktop incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine, electric oven and grill, electric ceramic hob with extractor over, tiled splashback, cupboard housing hot water cylinder, storage heater and window to the rear elevation with stunning fell views.

### Utility Room/Pantry

3.46m x 2.63m (11' 4" x 8' 8") Window to the rear elevation, space for storage and space for fridge freezer.

### Rear Porch

0.84m x 0.98m (2' 9" x 3' 3") Window to the side elevation and a double glazed door to the rear.

## FIRST FLOOR

### Landing

0.85m x 2.31m (2' 9" x 7' 7") Window to the side elevation, loft hatch and doors to all rooms.

### Bedroom 1

4.42m x 3.42m (14' 6" x 11' 3") Window to the front elevation with views over open countryside and a storage heater.

### Bedroom 2

3.55m x 2.77m (11' 8" x 9' 1") Window to the rear elevation with fell views, original fireplace and a storage heater. This room is currently used as an office.

### Bedroom 3

3.54m x 2.63m (11' 7" x 8' 8") Window to the rear elevation with fell views and a storage heater.

## Bathroom

1.39m x 1.93m (4' 7" x 6' 4") Fitted with a three piece suite incorporating a corner shower cubicle which is panelled and has an electric shower, vanity wash hand basin, WC, obscure window to the front elevation, extractor fan, partial tiled walls and a wall mounted towel rail.

## EXTERNALLY

## Gardens

To the front is a hedge and wall boundary with a stone pathway which leads you around the property. The front garden is mainly laid to lawn with mature shrub and perennial borders. To the rear are three outhouses, ideal for storage and one housing the outside WC. There is a seating area to enjoy the views, a wood store and lawn with wood panel boundary.

## ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

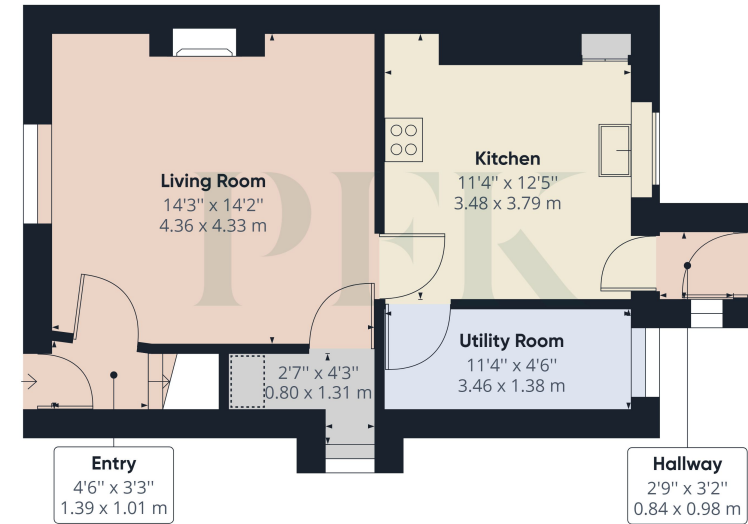
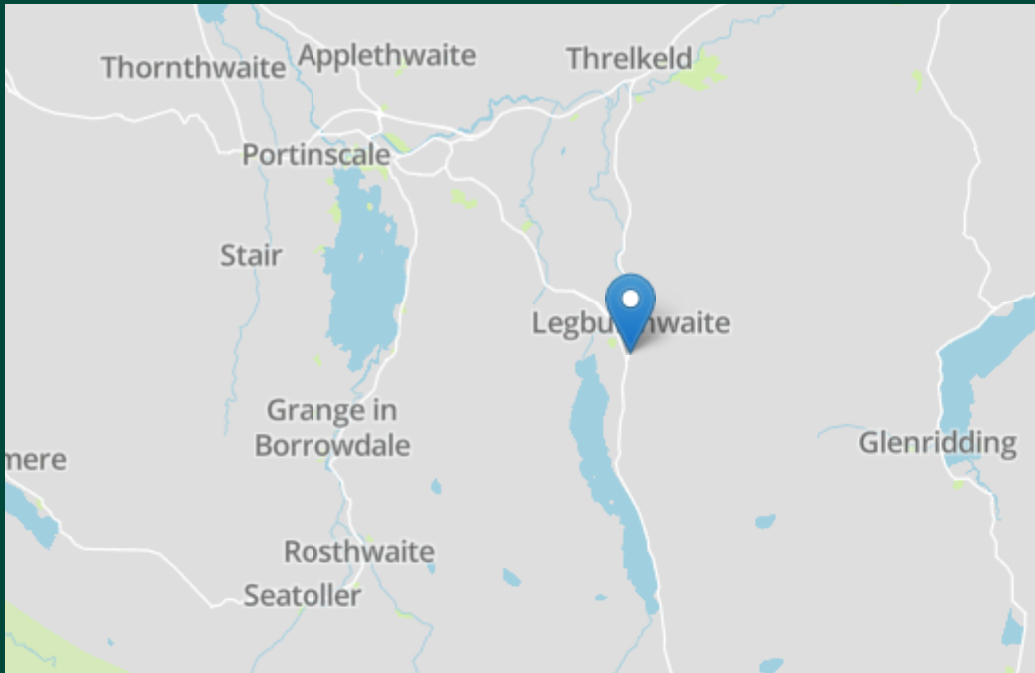
Mains electricity, water and drainage. Electric storage heaters and double glazing throughout. Telephone line installed subject to BT regulations. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Keswick office, 017687 74546.

Directions: From our office on Station Street, turn right onto Penrith Road. Head through town on the A591 following the road up Chestnut Hill and following signs to Ambleside/Grasmere. Proceed along this road for around 5 miles and take the left hand turning B5322 signposted Threlkeld/St John's in the Vale, Vale End is the first semi-detached house on your right hand side.





**PFK**

Approximate total area<sup>(1)</sup>  
462.62 ft<sup>2</sup>  
42.98 m<sup>2</sup>

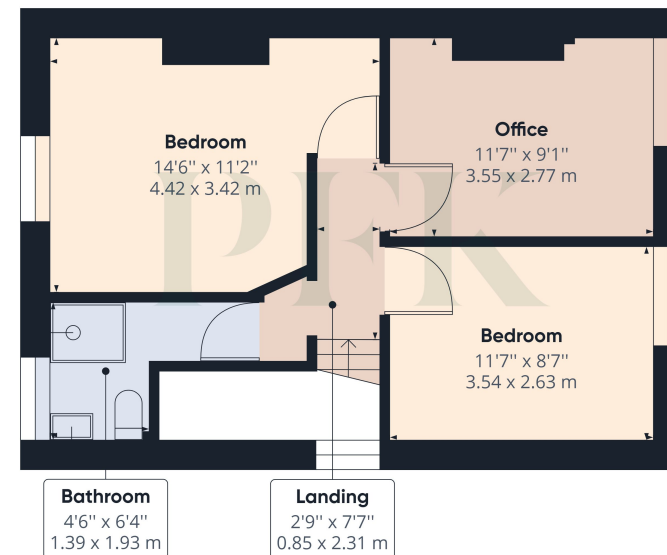
Reduced headroom  
4.33 ft<sup>2</sup>  
0.40 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
GIRAFFE360

Floor 0



**PFK**

Approximate total area<sup>(1)</sup>  
428.27 ft<sup>2</sup>  
39.79 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	