

22A HELVELLYN STREET,
KESWICK

Edwin
Thompson



Zoopla.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

rural | forestry | environmental | commercial | residential | architectural & project management | valuation | investment | management | dispute resolution | renewable energy

22a Helvellyn Street, KESWICK, Cumbria, CA12 4EN

Brief Résumé

Delightful 5/6 bedroom semi detached house in a popular residential area of Keswick. The property benefits from private parking and courtyard garden. Deceptively spacious and a must see.

Description

22a Helvellyn Street is in a great location, situated on the corner of Helvellyn Street and Myers Street allowing natural light to pour in from every angle and has a wonderful feel of spaciousness. The property was built in 1992 and has been lovingly looked after by the current owner. Just a short walk from Keswick town and its vibrant café scene, there are also many shops, restaurants and bars to cater to everyone's needs. The Cinema, Theatre By The Lake and Derwentwater are just a stone's throw away.

Entering the property from Helvellyn Street, through a little gate, to the front door where an entrance hall awaits with room to hang coats and store shoes. To your left a large lounge/dining room can be found. The lounge area has a large bay window looking to the front with bespoke handcrafted window seat and storage below. The dining area has ample room for a table and chairs and looks to the south-facing courtyard garden. Returning to the hallway and entering the kitchen, a large window also looks to the parking area and garden. There is a full range of modern wall, drawer and base units with NEFF integrated double oven and hob. A door from the kitchen takes you to a rear porch where you can access the rear parking and courtyard garden. To complete the ground floor is a cloakroom.

From the entrance hallway, a staircase takes you to the first floor where there are two double bedrooms, one large single bedroom and a bathroom. A further staircase takes you to the second floor and boasts two further double bedrooms and a third single bedroom/ office. A shower room

completes this level. To the front the property is bordered by a low wooden fence and paved area that follows round the side to a gated private parking area for two cars. Beyond this, through a decorative archway with gate is a lovely south-facing block-paved seating area that allows you to enjoy the sun. There is a shed and plenty of room for pots for shrubs and plants.

What3words/// pats.wording.deep

Accommodation:

Entrance

Front door enters from Helvellyn Street into:

Entrance Hall

Space for coats, boots and shoes. Window to side aspect. Radiator. Access to all rooms. Staircase to first floor.

Lounge/Diner

A wonderful room of two halves. The sitting room has a lovely large bay window with bespoke handmade window seat with storage below. Electric flame effect stove sat on a hearth and plenty of room for soft furnishings. Radiator. The dining area looks to the rear courtyard garden with lots of natural light coming in. Ample room for a good-sized table and chairs. Radiator.

Kitchen

Full range of modern wall, base and drawer units with contrasting work tops. One and a half bowl sink and drainer. Integrated electric NEFF oven with the top oven being a combined microwave and fan oven. Electric NEFF hob with extractor above. Space for slimline dishwasher, washing machine and fridge/freezer. Part tiled to walls. Tiled to floor. Radiator. Wall-mounted Worcester gas boiler. Large window looking to rear. Recess lighting. Door to:

Rear Porch

Window to side aspect. Space to hang coats and store boots and shoes. Door to rear courtyard and gated parking.

Cloakroom

WC. Wash hand basin. Radiator.

Stairs to First Floor

Landing

Window to side aspect on half landing. Access to all rooms. Stairs to second floor.

Bedroom One

Currently used as a music room and library, this is a double room with large window facing the front with views to the slopes of Skiddaw. Radiator.

Bedroom Two

Double bedroom. Window looking to the rear. Radiator.

Bedroom Three

Good-sized single room. Range of built in wardrobes, drawers and dressing table. Window to rear. Radiator.

Bathroom

Bath with shower above. WC. Wash hand basin. Fully tiled to walls. Tiled to floor. Window to front. Radiator.

Staircase to Second Floor

Landing

Window to side aspect on the half landing. Access to all rooms.

Bedroom Four

Double or twin bedroom. Window to front with views of Skiddaw. Radiator. Loft access.



Bedroom Five
Double bedroom. Window to rear. Fitted wardrobes and cupboards. Radiator.

Bedroom Six/Study
Single room. Large velux to roof. Radiator. Loft access.

Shower Room
Corner shower unit. WC. Wash hand basin. Fully tiled to walls. Tiled to floor. Door to airing cupboard housing hot water cylinder.

Outside
The property is bordered to the front with a low wooden fence, and a paved area to the front for pots and plants. To the rear there is a large wooden gate giving access to the private block-paved parking area, following on through an archway and gate to a lovely south-facing block-paved seating area with good-sized shed and plenty of space for potted plants and shrubs.

Services
All mains services are connected. Gas-fired boiler located in the kitchen. Hot water cylinder in the airing cupboard on the second floor.

Tenure
Freehold

Agent's Note
Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax
The vendor has advised us the property is within The Cumberland Council and is council tax band D. 2025/2026 is £2499.03 per annum.



Mobile phone and Broadband services

CA12 4EN		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

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



CA12 4EN	Broadband
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA12 4EN in the last 12 months:

⬇ Download: 33.3 Mbps

⬆ Upload: 5.5 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

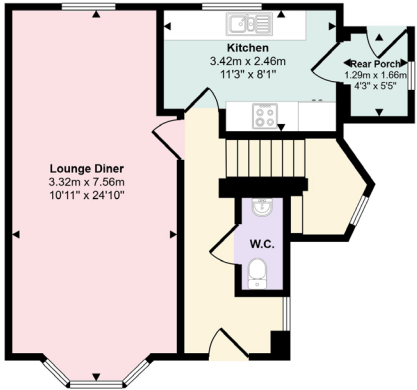
Viewing
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3696212

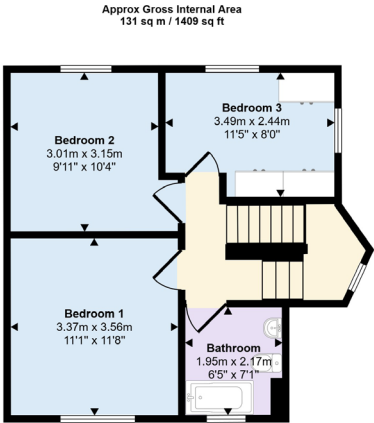


28 St John's Street,
Keswick,
Cumbria
CA12 5AF

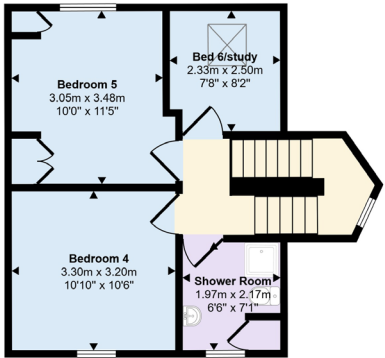
T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwinthompson.co.uk



Ground Floor
Approx 47 sq m / 504 sq ft



First Floor
Approx 43 sq m / 465 sq ft



Second Floor
Approx 41 sq m / 440 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
- No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
- No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
- These particulars were prepared in May 2025