

**BARF COTTAGE,  
THORNTHWAITE,  
KESWICK**

Edwin  
Thompson



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# Barf Cottage, Thornthwaite,

## KESWICK, Cumbria, CA12 5SQ

### Brief Résumé

Fabulous property in a stunning location within the National Park. Barf Cottage is a three bedroom cottage plus annexe that has undergone a full refurbishment to create a wonderful contemporary property full of character and charm.

### Description

Barf Cottage is nestled below Whinlatter Fell and Barf, perfectly situated, sitting elevated to take in the panoramic views of Skiddaw and the Helvellyn fell range. The original property dates back some 200 years but in 2018 underwent a complete refurbishment and major extension completed by local builders, turning it upside down to maximise the views. Thornthwaite village is a short walk from the property, with a bus route going to Cockermouth and Keswick and onwards to Penrith. Both towns have a vibrant restaurants, bar and café scene and many local amenities.

As you leave Keswick continue west on the A66 towards Cockermouth. Take the first turning left signposted for Thornthwaite and continue along the road, past the turning to the village Gallery. Continue along the road where a turning on the left can be found opposite The Swan apartments, follow the lane over the small ford and the property can be found on the left.

As you approach the property, there is a gravelled parking area to the front. Newly laid slate paved steps reach a seating platform and creates an inviting entrance to the front door. As you enter the house, the entrance hall gives space to take off muddy boots and shoes before entering the utility room where they can be stored. This room is a great size and allows washing machine and tumble dryer to be stored underneath a range of base and drawer units with granite effect laminate worktops and one and a half drainer sink and taps.

There is also a convenient cloakroom with W.C and sink unit.

Entering the open plan kitchen, lounge and diner, you are wowed by the size and flow of this space. The kitchen area has a full range of bespoke oak wall, base and drawer units with granite worktops. The window looking to the rear of the property offers stunning views of Skiddaw and the surrounding fells. This window sits above a Belfast sink with granite drainer and Qooker boiler tap. Central to the kitchen is an island with storage, electricity and solid wood work top, with breakfast bar to the east. A further window looks to the front of the property, the whole of this room

has engineered oak flooring that flows as you take a step down and are greeted by a wonderful, light, bright and airy room with vaulted ceilings, bi-fold doors to the patio area and a large floor to ceiling window looking to the fells. A wonderful space to entertain.

From the lounge area a staircase with stylish toughened glass encased in the solid wood banister takes you to the lower ground floor where you have a large area for storage under the stairs and three bedrooms, the master bedroom having an en-suite. All bedrooms look to the rear of the property and have lovely views of Skiddaw and the surrounding fells. To complete the ground floor is a family bathroom. The annexe is sited to the side of the large outside patio area and has a good size reception room with under floor heating. An archway gives access to a small area that would be perfect for compact kitchen. To the end of the annex is a bathroom with walk in shower, wc and wash basin. This space is extremely versatile and could be used as an extra income stream, home office or a space for a relative.

To the outside, the front of the property has plenty of parking on the gravelled parking area and a lovely raised seating area before entering the property. Turn left from the parking area and you are welcomed to a newly laid, very sizable patio dining area with porcelain tiles and outside lighting, all with a backdrop of the surrounding woodland and low beck. Steps take you to the lower part of the garden and to the rear, this is mostly laid to lawn and has space for a good size shed and greenhouse. The property is fully double glazed and has gas central heating and underfloor heating through out the top floor and the en-suite and family bathroom to the lower ground floor.

**What3words - //blunders.bidder.steepest**

### Accommodation:

#### Entrance

Front door accessed from the parking area to the front entering in to:

#### Entrance Hall

Tiled flooring, space to hang coats. Under floor heating. Access to all rooms.

#### Utility Room

Window to rear garden with stunning views. Range of base units, one and a half bowl sink and drainer. Granite effect laminate work tops. Space for washing machine and

tumble dryer. Space to hang coats and store shoes and boots. Wall mounted Worcester combination boiler. Loft access. Recess lighting.

#### Cloakroom

WC. Wash hand basin set in contemporary vanity unit. Fully tiled to floor. Part tiled to walls. Recess lighting.

#### Open Plan Kitchen, Lounge and Diner

##### Kitchen

Superb room with a full range of bespoke wall, drawer and base units hand made by Thwaite Home in Carlisle. Granite work tops. Belfast sink with granite drainer and boiler tap. Centre Island with drawer and cupboard storage, electric point, solid wood work top and breakfast bar to one end. Six ring gas stove with two double ovens under. Integrated dishwasher. Space for large fridge/freezer. Large picture window with views of Skiddaw and the Helvellyn range to the rear and further window looking to the front and Barf Fell. Engineered oak flooring with underfloor heating through out.

##### Lounge/Dining

A small step down from the kitchen flows into a fantastic room with vaulted ceiling, discreet lighting and decorative oak truss. Bi-fold doors enter out to the patio entertaining area. Two large floor to ceiling window looking to the rear garden and the surrounding fells. This room is large, light, bright and airy with plenty of room for soft furnishings and a good size dining table and chairs. A great place to entertain with engineered oak flooring and under floor heating.

#### Staircase from Lounge leading to Ground Floor

##### Hallway

Window to front on the half landing. Open plan under stairs storage. Radiator. Recess lighting. Tiled to floor. Access to all rooms.

#### Master Bedroom

Large double bedroom. Picture window facing the rear garden and views. Radiator. Recess lighting. Door to:

##### En-Suite

Beautifully designed with contemporary finish. Large walk in shower, fully tiled with recess shelves. Floating sink and drawer unit. Mirror above with backlight and Blue





Tooth connection. WC. Ladder style radiator. Under floor heating. Fully tiled to floor and part tiled to walls. Recess lighting.

**Bedroom Two**  
Double bedroom. Window to rear with views. Radiator. Recess lighting

**Bedroom Three**  
Double bedroom. Window to rear with views. Radiator. Recess lighting

**Bathroom**  
Window to rear. Bath with shower above. Floating sink with draws below, light and mirror above. WC. Fully tiled to floor and part tiled to walls. Ladder style radiator. Under floor heating. Recess lighting.

**Annexe**  
This space has endless possibilities for use. There is an open plan room with under floor heating, sliding patio doors and a further window looking to the patio area. Exposed timber beams. Recess lighting. Door to storage cupboard with wall mounted Worcester combination boiler. Archway to further small area that would be ideal as a little kitchen. Door to shower room with large walk in shower, wash bowl sat on floating shelf. WC. Recess shelving. Window to front aspect. Fully tiled to floor and walls. Ladder style radiator. Recess lighting.

**Outside**  
To the front of the property is a gravelled parking area that follows on to a raised patio, seating area and the front door. To the left of the parking area are some raised beds and a path that takes you round to the Annexe and the newly laid, luxury porcelain paved patio that is encased by lovely woodland to the side and views of Barf Fell, Skiddaw and the surrounding mountain range. A low Lakeland stone wall borders the patio area with outside lighting. There are steps down from the patio to the lower garden, mainly laid to lawn. Raised beds are perfectly placed next to space for a greenhouse and garden shed. The views are lovely, and the garden has a very tranquil vibe.

**Services**  
All Mains services are connected. Gas fired Worcester combination boiler can be found in the utility room that services the main house. A wall mounted gas Worcester combination boiler can be found in the Annexe that services this area.



Mobile phone and Broadband services

CA12 55Q		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
Vodafone	Indoor	✓	X	X	X
	Outdoor	✓	X	✓	✓
O2	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
EE	Indoor	X	X	X	X
	Outdoor	✓	X	✓	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](https://signalchecker.co.uk) website

**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 C. 2024/2025 is £2010.80 per annum.



CA12 55Q	Broadband
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	X
ADSL2+	✓
ADSL	✓

Average in CA12 5RP in the last 12 months:

⬇ Download: 21.1 Mbps

⬆ Upload: 6.5 Mbps

\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website.  
Based on using BT as a provider ONLY

**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.

REF: K3459541





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Score	Energy rating	Current	Potential
92+	A		99
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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