

3 THE CROFT,
THRELKELD,
KESWICK

Edwin
Thompson



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3 The Croft, Threlkeld, KESWICK, Cumbria, CA12 4SA

Brief Résumé

Superb location, 3 The Croft is a three-bedroom semi-detached house with fantastic views, parking and garden, situated in the popular village of Threlkeld.

Description

3 The Croft is located just off Blease Road in the village of Threlkeld. This popular village sits at the bottom of Blencathra and boasts a Village Hall, Primary School, several pubs and coffee shop. Threlkeld is linked to Keswick by road or on foot along the reconstructed Keswick to Threlkeld old railway line. A busy and vibrant village, it's a great place to live or stay if visiting.

The property is approached via a private lane just off Blease Road. As you approach the property you are instantly struck by the stunning views to the front, and back of the house. There is a good size parking area to the side of the house and a few steps up takes you to the front door, entering the hallway. To your left are the stairs to the first floor and to the right you enter in to a fine, cosy living room with open fireplace with slate surround and two picture windows looking to Blencathra and the surrounding fells. Returning to the hallway, follow to the back of the house, past the downstairs cloakroom and you are greeted by a wonderful open plan dining, family room, taking centre stage is a chimney breast housing wood burning stove with slate hearth. There is plenty of room for comfy sofas around the wood burner and behind in front of big window is the dining area, with ample room for a good size table and chairs. An opening takes into the kitchen that faces the rear garden, with a contemporary range of wall and base units, incorporating all integrated appliances. A door from the dining area takes you to the inner hallway that gives access to the garden and the utility room with base units, integrated fridge/freezer and washing machine. A wall mounted Baxi combination boiler is also located here. The



stairs from the entrance hall takes you to the first floor. The master bedroom is a large double with spectacular views of Blencathra and the surrounding fells. Bedroom two is a good size double or twin with views of the fells to the rear. The last bedroom is a good size single, again, with views to the rear, the last room on this floor is the family bathroom, very modern in design with bath and shower above, tiled floor and part tiled to walls. To the outside, there is parking to the front and side of the house. A path takes you from the front, down the side of the house to a raised seating area where you can take in the beautiful views. Follow the path a little further and you enter the rear garden that is mainly laid to lawn surrounded by a border of mature hedges and shrubs. There is an LPG gas tank located in the garden. The property is fully double glazed with gas central heating.

Accommodation:

Entrance

Entrance to the front door is via a gravelled private road. Steps up to the front door.

Entrance Porch

Space for coats. Staircase to first floor. Window to side. Wood effect flooring. Radiator. Door to:

Sitting Room

A super light and bright room. Double picture windows looking to the front and Blencathra fell. Open fireplace with slate surround and hearth with feature slate shelving to the sides. Wood effect flooring. Radiator.

Open Plan Family Room and dining room

A fabulous space for entertaining, the seating area is located by the chimney breast housing wood burning stove with slate hearth. Plenty of room for sofas and chairs. This area flows into the dining space with ample room for



a good size table and chairs. Large window to the side. Wood effect flooring throughout. Radiator. Opening into:

Kitchen

Modern and stylish with a range of wall and base units with contrasting work surfaces. Integrated electric oven and hob with electric extractor above. Integrated dishwasher and fridge. Ceramic single drainer sink and taps. Large window facing the rear garden.

Inner Hallway

Space to hang coats. Door to rear garden. Radiator. Opening to:



Utility Room

Base units with work tops. Integrated fridge/freezer and washing machine. Window to side. Wall mounted Baxi gas fired combination boiler. Radiator.

WC

WC. Wash hand basin. Radiator. Window to side.

Stairs to First Floor

Landing

Window looking to the side. Access to all bedrooms and bathroom.

Master Bedroom

Large double bedroom. Window to front with views of Blencathra and surrounding fells. Radiator. Loft access.

Bedroom Two

Double or twin bedroom. Window to rear with fell views. Radiator.

Bedroom Three

Large single bedroom. Window to rear with views. Radiator.

Bathroom

Bath with Mira electric shower above. WC. Wash hand basing housed in vanity unit. Tile floor. Part tiled to walls. Window to front. Radiator. Recess lighting.

Outside

To the front the property is a gravelled parking area in front of the house and to the side. To the rear there is a lovely, raised seating area to enjoy drinks whilst taking in the view. The garden is mainly laid to lawn with mature hedging and shrubs to the boundary.

Services

Mains electric and water. Baxi gas fired wall mounted boiler located in the utility room. LPG Gas tank located in the rear garden.



Mobile phone and Broadband services

CA12 4SA 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

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 Westmorland and Furness Council and is council tax band C. 2024/2025 is £2032.85 per annum.



CA12 4SA 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: 21.5 Mbps

↑ Upload: 4.0 Mbps

*Information provided by the thinkbroadband.com website.

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: K3424626



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

Edwin
Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D		
39-54	E	40	
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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Keswick, Cumbria, CA12 5AF.

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