

**BOW PLACE,
CHESTNUT HILL,
KESWICK**

**Edwin
Thompson**



Zoopla.co.uk

onTheMarket.com

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

Bow Place, Chestnut Hill, KESWICK, Cumbria, CA12 4LT

Brief Résumé

Stunning Location. Bow Place is a three bedroom detached house built in 1996. The property is nestled in lovely gardens with panoramic views of the Lakeland Fells. Fully doubled glazed with gas central heating.

Description

Bow Place is a hidden gem, located just off Chestnut Hill, a sweeping driveway takes you down to the property where you are met with beautiful views and a very spacious property. Built in 1996 by the current owner, Bow Place has been designed to take in the views in all their glory.

As you approach the house, there is ample parking and a double garage. As you enter the property from the porch you are greeted with high ceilings and an abundance of light flooding through the Velux windows above. There is access from the double garage into the entrance hall where there is a utility room and downstairs WC. Upon entering the extensive lounge, you are met with a light and airy space with windows taking in the view. The lounge flows into a dining area with patio doors on to the terrace and rear garden. The kitchen again has windows in every direction and the views cannot be missed. A downstairs bedroom and ensuite completes the ground floor. To the first floor you enter on to a mezzanine landing area where you are taken aback by a large picture window and breath-taking views of extensive local mountain ranges. This room could be a wonderful office space or a very peaceful reading area. Off to the left is a large bedroom with the same views and off to the right is a further bedroom, again with views. There is also a bathroom located on this floor.

To the outside the drive extends in front of the garages and down the side of the house where you enter into the garden that is beautifully stocked with very established trees, shrubs, bushes and plants. There is a little stone



bridge over the low beck that then gives access to a wonderful array of paths that take you to the bottom of the garden. There is access all the way round the house with a green house on a raised area to the side.

Edwin Thompson thoroughly recommends internal viewing of this property.

Accommodation:

Entrance

Front entrance door located from the driveway and undercover porch, entering in to:

Entrance Hall

Access from the garage. Access to all areas of downstairs. Stairs to first floor. Understairs cupboard.

Lounge/Diner

This L shaped room has triple aspect windows to the rear, side and front garden. Wonderful views. Electric fire with marble surround and hearth, behind this there is an open fireplace with the facility to clear the grate from outside. Three radiators. The dining area has patio doors to the patio and garden beyond. Serving hatch to kitchen. Door to:

Inner Hallway

Large airing cupboard. Radiator.

Kitchen

This room is of a good size and has a range of wall and base units with contrasting work surface. Part tiled surround. Single drainer sink and tap. Integrated Fridge/freezer, dishwasher, oven, grill and hob. Window and views to the front and side. Door to garden. Room for table and chairs. Recess lighting.



Utility Room

Single drainer sink and tap. Part tiled. Plumbing for washing machine. Window. Radiator. Door to side access.

Downstairs WC

WC. Wash hand basin. fully tiled wall. Window. Radiator.

Bedroom 1

Window to front and side aspect with views. Built in wardrobes. Radiator. Sliding door to:

En-Suite Wet Room

Shower with glass panel. WC. Wash hand basin housed in vanity unit. Separate shower cubicle. Two ladder style chrome radiators. Window. Recess lighting.

Staircase from Hallway leading to First Floor

Landing

Large open space suitable for a study or reading area. Large picture window with panoramic views of the full mountain range in front. Radiator. Built in bookcases. Access to all bedrooms and bathroom.

Bedroom Two

Large double bedroom with Velux windows facing the rear and garden with stunning views. A further window gives views to the side. Built in cupboard. Under Eaves storage cupboards. Radiator.

Bedroom Three

Large double bedroom with Velux windows facing the rear and garden with stunning views. Two further windows facing the side. Built in under eaves storage cupboards. Two radiators.



Bathroom

Three-piece suite with shower above bath. WC. Wash hand basin. Part tiled. Ladder style radiator. Velux window. Radiator.

Garage

Double garage. Two up and over doors. Light and Power. Door to rear of house. Door to internal hallway. Gas boiler for heating. Megaflow water cylinder for hot water.

Outside

Mature hedging and panel fencing line the driveway from Chestnut Hill going down to meet the house. Ample parking and access to double garage and front door. Driveway continues down the side of the house and meets the rear garden. Paved and gravel areas for seating. Paved steps down to the top garden that is laid to lawn with an abundance of mature shrubs and trees. From here you follow a slate chipping path, over a beautiful stone bridge and down to a number of pathways negotiating the different areas of the lower garden where again there is an array of trees, shrubs and plants. The garden has wonderful views of the Lakeland fells. There is a pathway that gives access to the side of the house where a greenhouse is situated on a raised platform and further parking.

Services

Water, gas, and electricity are all connected. There is a pump to pump the sewage up to the main road where it connects into the mains sewage. Gas fired central heating is via a boiler located in the garage and a Megaflow water cylinder for hot water is also located in the garage.

Tenure

Freehold



Mobile phone and Broadband services

CA12 4LT		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
Vodafone	Indoor	✓	X	✓	X
	Outdoor	✓	✓	✓	X
O2	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X
EE	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 website

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client who identifies the property as being within Band "G". The Cumberland Council website quotes the total Council Tax payable for the year 2024/25 as being £3770.00.



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

⬇ Download: 41.9 Mbps

⬆ Upload: 5.9 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: K3115276



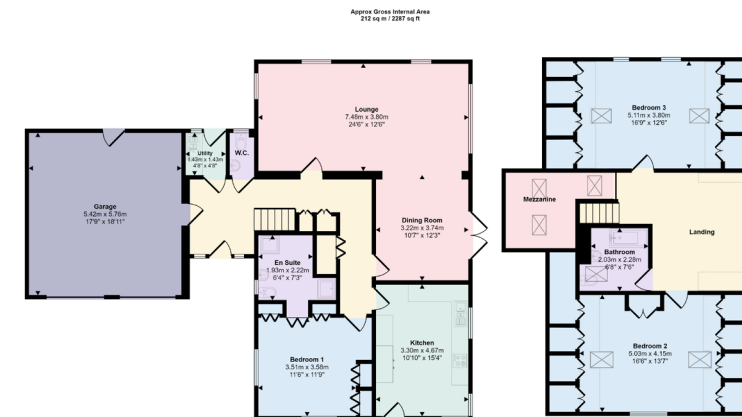
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60	78
39-54	E		
21-38	F		
1-20	G		



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Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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