

**SHORLEY COTTAGE,
1 SHORLEY LANE,
KESWICK**

**Edwin
Thompson**



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Shorley Cottage, 1 Shorley Lane, KESWICK, Cumbria, CA12 4HN

Brief Résumé

Lovely two-bedroom end of terrace house. Situated in a quiet residential area, within easy walking distance of Keswick town centre, with its vibrant restaurant, bar and café scene. The property benefits from gas central heating and being fully double glazed with lovely views and a private parking space.

Description

Shorley Cottage is situated in the heart of Keswick, close to the town centre and a short walk to Derwentwater Lake and the famous Theatre by The Lake. Located just off Southey Street and past the Spar shop, Shorley Cottage in a hidden gem that must be seen to be appreciated.

As you approach the property, there is a front door in plain sight, continue round the side of the property where the parking space is situated. A side entrance door enters to a spacious entrance hall with a good size cupboard on your left with wall mounted Worcester combination boiler and hanging/storage space. A further door gives access to the cupboard under the stairs, large enough to house a tumble dryer and space for storage. The kitchen is situated off the entrance hall and is a lovely comfortable space with a full range of wall and base units with integrated appliances, wonderful views of Latrigg Fell and space for a dining table and chairs. The lounge is a super place to sit and relax with a large window letting in natural light to the



front of the property. A door from the lounge takes you to a small inner hallway with entrance to outside and the staircase to the first floor.

A spacious landing gives access to bedroom one, a double bedroom with large storage cupboard with hanging space and shelves, a window looks out to lovely views of Latrigg. Bedroom two is a good size double or twin room with window looking to the front and again, a large cupboard with hanging space and shelving. To complete the first floor is a recently upgraded shower room with large walk-in shower. To the outside is parking for one car.

What3words ///elevates.slimy.diary

Accommodation:

Entrance

Entrance to the front door is to the side of the property.

Entrance Hall

Good size space to take off coats and boots. Door to large cupboard with wall mounted Worcester combination boiler, shelving and hanging rail. Further door to under stairs cupboard with space for tumble dryer and storage. Radiator. Access to all downstairs rooms.



Kitchen

Large window facing the rear with lovely views of Latrigg. Full range of wall and base units with contrasting worktops. One and a half bowl sink and drainer. Integrated fridge/freezer, electric oven and gas hob with extractor above. Space for washing machine. Part tile splashbacks. Radiator. Recess lighting. Space for dining table and chairs.

Lounge

Large windows facing the front of the property. Coving to ceiling. Radiator. Ample room for soft furnishings. Door to:

Inner Hallway

Door to front. Radiator. Staircase to first floor.

Stairs to First Floor

Landing

Loft Access. Door to large airing cupboard with shelving and radiator. Access to all bedrooms.

Bedroom One

Double bedroom. Window looking to the rear with fabulous views of Latrigg Fell. Radiator. Door to walk in cupboard with shelving and hanging rail

Bedroom Two

Double or twin bedroom. Window to front. Radiator. Door to walk in cupboard with shelving and hanging rail



Shower Room

Large walk-in shower with Respatex to walls. WC. Wash hand basin. Radiator. Window to rear. Fully tiled to walls. Recess lighting

Outside

There is parking to the side of the property for one car.

Services

Mains drainage, electric, gas and water. Heating and hot water provided by a combination boiler located in the storage cupboard in the Hallway.

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 £2124.34 per annum.

Offers

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



Mobile phone and Broadband services

| | | CA12 4HN 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

Viewing

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

REF: K3630968



| | | CA12 4HN 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 4HN in the last 12 months:

⬇ Download: 37.3 Mbps

⬆ Upload: 6.1 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT as a provider ONLY



28 St John's Street,
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CA12 5AF

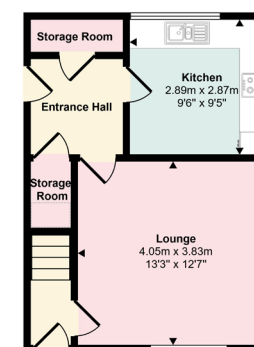
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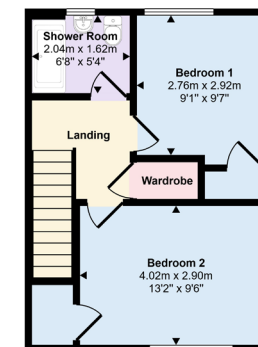


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 |
| 69-80 | C | 70 | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Approx Gross Internal Area
69 sq m / 744 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 34 sq m / 370 sq ft

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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