

**VERGERS COTTAGE,
27 ST JOHNS STREET,
KESWICK**

Edwin
Thompson



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Vergers Cottage, 27 St Johns Street, KESWICK, Cumbria, CA12 5AA

Brief Résumé

Superb three bedroomed character property situated in the heart of Keswick town. Vergers Cottage is deceptively spacious and full of charm with a large rear courtyard patio garden.

Currently used as a successful holiday Let.

Description

This charming property adjoins the former Keswick library. Vergers Cottage is your quintessential Lakeland stone-faced property set back from the road and offers surprisingly spacious internal accommodation. Situated across the road from St Johns Church, this part of the old town is a short walk past the iconic Alhambra cinema and into the town itself with an abundance of local shops, cafes, bars and restaurants. If you wander down the side of the church, there is easy access to the Theatre by the Lake and the shores of Derwentwater.

As you approach the property, the front garden is bordered by a low Lakeland stone wall. Enter through the gate, down the path and the front door takes you to the entrance porch with flag stone flooring. A part glazed door enters the dining room with wood flooring, window looking to the front and an alcove that it great for a computer table. From the dining room, a door enters the sitting room. This room is wonderfully, light and bright with a large window looking to the front garden with window seat below and a wood burning stove housed in the chimney breast. From the sitting room an inner hallway gives access to the kitchen, which has a full range of wall and base units and a large window looking to the rear courtyard garden. A staircase from the hallway goes to the first floor and a further door enters the utility room with ample space for storing coats and shoes and has plumbing for a washing machine. Form here there is a door to the downstairs shower room and door to the outside patio.



From the hallway, the staircase takes you to the first floor, on the half landing you access the bathroom that is contemporary in design and has a large walk-in shower. A twin room faces the rear with glimpses of Skiddaw. The master bedroom is a large double, with a charming decorative fire place a large picture window facing the front. Bedroom three is a double, again with decorative fireplace and window to the front. To the outside, the front garden has paved and gravelled walkways and is planted with mature shrubs, trees and plants. To the rear is a large, paved courtyard garden, fabulous for entertaining. This property is fully double glazed with gas central heating, a gem in the heart of the town.

Planning permission has been granted (now lapsed) for addition of single storey dining room extension in yard to the rear of the property.

What3words///cage.lightens.forecast

Accommodation:

Entrance Porch

Entrance door. Door to:

Dining Room

Window to front. Radiator. Understairs study area. Wood flooring. Door to:

Sitting Room

Large picture window to the front with window seat beneath. Deep fireplace recess incorporating wood burning stove on raised slate hearth. Radiator. Wood flooring. Door to:

Inner Hallway

Staircase to first floor. Radiator. Door to Kitchen. Door to Utility Area.



Kitchen

Window looking to the rear. Range of wall, drawer and base units with contrasting work tops. Single bowl sink and drainer with mixer tap. Tile splashbacks. Integrated electric oven with gas hob and extractor above. Integrated slimline dishwasher. Space for fridge freezer. Radiator. Oak flooring. Wall cupboard housing Vaillant gas fired combi boiler.

Utility Area

Tiled to floor. Belfast sink housed in unit. Plumbing for washing machine. Radiator. External door to rear courtyard. Door to:

Shower Room

Three-piece suite comprising WC, washbasin, and shower cubicle. Extractor fan. Fully tiled to shower. Tiled to floor. Ladder style radiator. Recess lighting.

Staircase from Hallway leading to First Floor

Landing

Window. Split level landing with access to three bedrooms and shower room. Loft hatch. Radiator.

Bedroom One

Large Double room. Large window looking to the front with window seat. Feature Victorian cast iron fire grate and surround. Radiator.

Bedroom Two

Twin or double room. Window to rear with window seat. Radiator.

Bedroom 3

Double bedroom. Window to front. Feature Victorian cast iron fire grate and surround. Radiator.



Shower Room

Large walk-in shower. Wash hand basin housed in vanity unit. WC. Chrome ladder style radiator. Recess lighting. Fully tiled to floor and walls. Window to side aspect.

Outside

To the front is an attractive open space with block paviour pathway to the front door, low Lakeland stone front boundary wall with wrought iron entrance gate, remainder of garden area laid with slate chippings which extends to the side of the property. A timber gate leads to the rear paved courtyard with attractive coloured stone paving, local stone side wall, and outside garden store.

Services

All mains' services are connected.

Tenure

Freehold

Agents Notes

On the 2nd of February 2022, planning permission had been granted for addition of single storey dining room extension in yard to the rear of the property. This has now lapsed.

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

This property is currently used as a Holiday Let.

Offers

All offers should be made to the Agents, Edwin Thompson LLP



Mobile phone and Broadband services

CA12 5AA 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 LLP

Ref: K3096795



CA12 5AA Broadband	
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

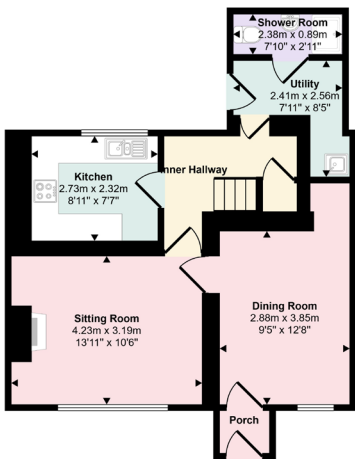
Average in CA12 5AA in the last 12 months:

Download: 27.4 Mbps

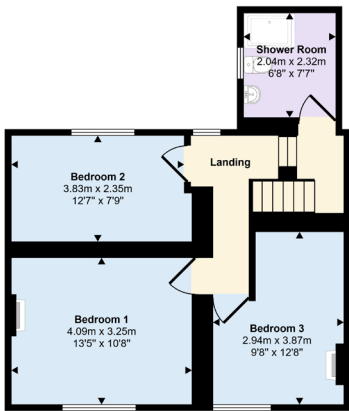
Upload: 4.8 Mbps

*Information provided by the thinkbroadband.com website.





Ground Floor
Approx 52 sq m / 556 sq ft



First Floor
Approx 50 sq m / 540 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

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