

7 Fisher Place
Thirlmere
KESWICK

Edwin
Thompson



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7 Fisher Place

Thirlmere, KESWICK, Cumbria, CA12 4TW.

Brief Résumé

Extremely rare purchase opportunity to acquire an extended family sized semi-detached house with exceptional panoramic views, super gardens, off-road parking, and garage. Early viewing strongly recommended.

Description

A pretty cottage in this idyllic setting with the stunning Lakeland Fells surrounding the property and a short distance from Fisher Ghyll Waterfall. Currently utilised as a private dwelling but would make a lovely escape for a second home or holiday let. Extremely Well-presented.

The property offers a modern fitted breakfast kitchen, lounge/dining room with dual aspect windows with views of the surrounding fells, utility room, WC, boiler room and store, along with a uPVC conservatory. On the first floor are three good-sized bedrooms, and a main bathroom with a cast iron bath and shower facilities. There is oil central heating and uPVC double glazing to the windows.

There is off-road parking for a small vehicle, detached garage, low maintenance garden to front and an extensive rear garden laid mostly to lawn.

The Property occupies a pleasant, tranquil situation on the outskirts of the Lakeland hamlet of Fisher Place near Thirlmere Lake situated some 5 miles from Keswick and commanding stunning views from various aspects. From the property you can walk onto various public footpaths and Lakeland walks notably onto Helvellyn. Keswick, Ambleside, and Grasmere are a short drive away. Thirlmere is a stunning reservoir with a dam at its northern end. The Western side of Thirlmere is the perfect place to explore with its quiet lakeshore paths and forest trails. If you follow the road on the western side, you can take in this incredible view across Thirlmere to Stybarrow Dodd and the waterfalls of Fisher Ghyll.



Directions

From Keswick town centre, follow the A591 south towards Grasmere. Just after the turning for St John's in the Vale, turn left into Fisher Place and the property is on your left-hand side.

There is an hourly bus service in the winter and half hourly in the summer taking you in all directions.

Accommodation:

Entrance Porch

Entrance door. Door to:

Hallway

Understairs cupboard. Two further storage cupboards on staircase. Access to Lounge/Dining Room and Kitchen/Breakfast Room. Staircase to first floor.

Lounge/Dining Room

Dual aspect windows. Feature fireplace. Storage cupboard. Two radiators.

Kitchen/Breakfast Room

Window. Storage cupboard. Good range of base and wall units. Electric double oven. Electric hob. One and a half bowl stainless steel sink. Integrated dishwasher, Space for fridge. Space for dining table. Door to:

Rear Hallway

Access to Utility Room, Boiler Room, Store, WC and Conservatory

Utility Room

Two windows. Plumbing for washing machine.



Boiler Room

Window. Floor-mounted boiler.

Store

Window.

WC

Window. One-piece suite.

Conservatory

uPVC double glazing. External door.

First Floor

Landing

Window. Access to three bedrooms and bathroom.

Bedroom One

Two windows. Wardrobe. Radiator.

Bedroom Two

Two windows. Airing cupboard housing hot water tank. Radiator.

Bedroom Three

Window. Radiator.

Bathroom

Window. Three-piece suite comprising WC, wash basin and cast-iron bath with shower above.



Outside

Low maintenance / AstroTurf Garden to front giving access to entrance door.

Driveway for small vehicle leading to Garage. Side aspect access to Conservatory and rear garden.

Superb rear garden with stunning views which can only be appreciated upon recommended viewing. Oil tank.

Services

Mains electric and water are connected. Shared septic tank for drainage. Central heating and domestic hot water system via floor mounted oil-fired boiler in utility room. Oil tank located in rear garden behind Garage.

Council Tax

We are informed by our client who identifies the property as being within Band "E".

Tenure

Leasehold. 999 years from approximately 1980.

Offers

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

Viewing

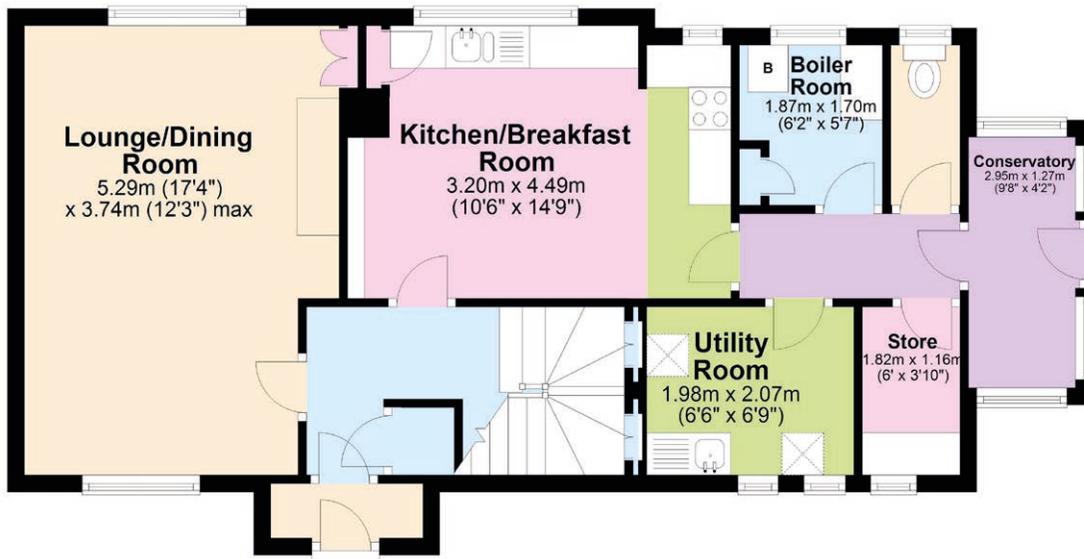
Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

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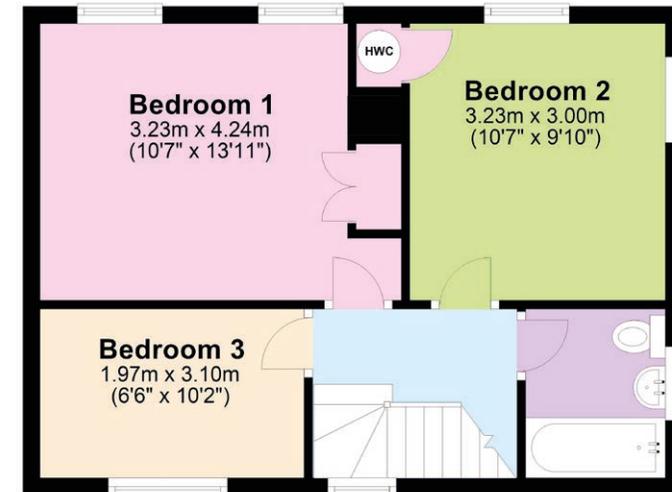


Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		<90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	<34 F	
1-20	G		

First Floor



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