

LONNIN GARTH, PORTINSCALE,
KESWICK

Edwin
Thompson



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Lonnin Garth,
Portinscale, KESWICK, Cumbria, CA12 5RS.



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Brief Résumé

Outstanding five bedroomed Edwardian family home with private garden in elevated rural location within 1.5 miles of Keswick town centre. Fabulous views from most rooms towards Derwentwater, Borrowdale and the surrounding Lakeland Fells.

Description

Lonnin Garth is a delightful family home, built in approximately 1905, providing characterful and practical accommodation with stunning features such as a traditional Lakeland canopied entrance porch, spacious reception hall with beautiful staircase, original features and exceptional views. Built into the hillside with split-level accommodation which has been extended and adapted over the years with options to accommodate a dependant relative, create a separate work/office space or the opportunity of providing you with an additional income.

The comfortable living areas include two large reception rooms, farmhouse-style dining kitchen with range cooker and walk-in larder, outside utility, five double bedrooms with en-suite facilities, family bathroom, hobbies room and office. Self-contained guest room/potential Airbnb with independent access and parking.

The property is set back from the A66 within lawned wrap-around gardens, lovely patio areas, ample off-road parking, detached garage and footpaths into the surrounding countryside.

This substantial period residence is steeped in history having originally been commissioned in 1905 by the Lakeland conservationist and poet Canon Rawnsley, a co-founder of the National Trust, and is featured in the D.C. Thompson poem "At Lonnin Garth by Portinscale" as published in the 1922 edition of Oxford Poetry. Lonnin Garth is included in the 1912 edition of Country Cottages and Weekend Homes by J.H. Elder-Duncan.

Directions

From Keswick, take the left hand turning to join the A66 heading towards Cockermouth in a westerly direction. Just after the turning to Portinscale Village on the left, turn up a small private lane on your right. Continue to the top where Lonnin Garth can be found on the left-hand side.



Accommodation

Ground Floor

Canopied Entrance Porch

Door to:

Vestibule

Quarry tiled floor. Door to Hallway. Door to Kitchen/Diner.

Hallway

Exposed beams. Two radiators. Door to Lounge. Door to Kitchen/Diner. Staircase to first floor.

Lounge

Windows to three elevations. Spacious L-shaped reception room with snug. Period open fireplace. Exposed beams. Two radiators. External door leading to Open Porch.

Kitchen/Diner

Two windows. Radiator. Fitted base and wall units. Stainless steel sink unit with mixer tap. Ceramic wall tiling. Fridge. Dishwasher. Nobel range cooker. Door to:

Kitchen/Diner

Two windows. Radiator. Fitted base and wall units. Stainless steel sink unit with mixer tap. Ceramic wall tiling. Fridge. Dishwasher. Nobel range cooker. Door to:

Walk-in Larder

Window. Sink set in double base unit. Worcester boiler.

Utility Room

Door to:

Rear Passageway

Door to Open Porch. Door to:

WC

One-piece suite.



Open Porch

External storage.

First Floor

Landing

Access to Bedroom One, Bedroom Two, WC and Family Room. Staircase to second floor.

WC

Window. Two-piece suite comprising WC and wash hand basin.

Bedroom One

Two windows. Radiator. Wash hand basin. Two built in cupboards. Door to Airing Cupboard. Door to En-Suite.

Airing Cupboard

Window. Hot water tank.

En-Suite

Two windows. Three-piece suite comprising WC, washbasin, and P-Shaped bath with shower above.

Bedroom Two

Three windows. Radiator. Built in cupboard. Door to:

En-suite

WC. Wash hand basin. Shower cubicle. Heated towel rail.

Family Room

Window. Feature open fireplace. Two radiators. Double doors to Hobbies Room. Door to Rear Hallway.

Hobbies Room

Window. Radiator.

Rear Hallway

Door to Guest Room. Door to Office



Self Contained Guest Room/Potential Airbnb

Window. Radiator. Independent access with external door to patio and parking. Door to:

En-suite

Window. Three-piece suite comprising WC, washbasin, and bath.

Office

Window. Radiator.

Second floor

Landing

Access to bedroom three, bedroom four and bedroom five.

Bedroom Three

Two windows. Storage cupboard. Sink. Door to:

En-Suite

Two-piece suite comprising WC and shower cubicle.

Bedroom Four

Window. Sink. Radiator. Door to:

En-Suite

Two-piece suite comprising WC and shower cubicle.

Bedroom Five

Window. Radiator. Door to:

En-Suite

Two-piece suite comprising shower cubicle and sink.

Outside

Extensive surrounding mature gardens comprising lawns with established shrubs, trees and orchard, patios, driveway entrance and parking spaces.

Detached Garage



Mobile phone and Broadband services

CA12 5RS 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

Services

Mains water, electricity, and gas. Septic tank drainage. Gas central heating to radiators fired by Worcester boiler located in Walk-in Larder. Hot water via tank located the Airing Cupboard in Bedroom One.

Agent's Note

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



CA12 5RS 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: 14.3 Mbps

⬆ Upload: 4.6 Mbps

*Information provided by the thinkbroadband.com website.

Council Tax

The Allerdale Borough Council website identifies the property as being within Band G, and the total Council Tax payable for the year 2023/24 as being £3,602.73.

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: K3192128

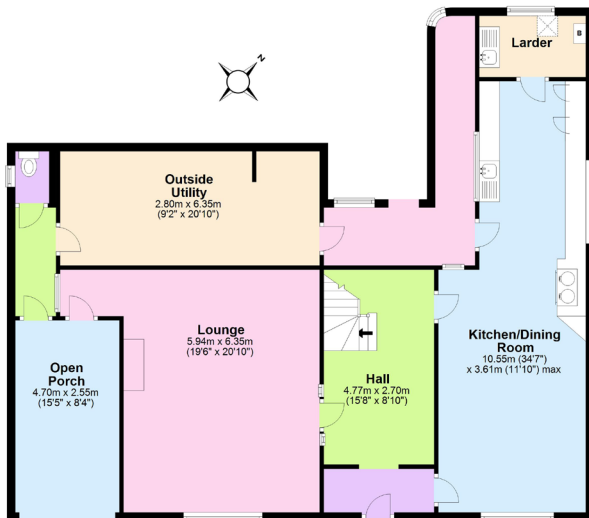


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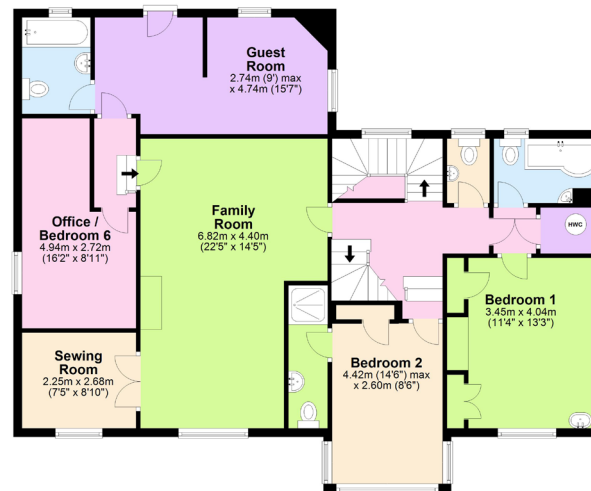


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

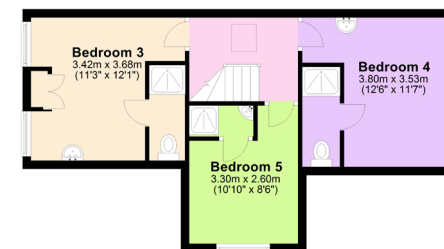
Ground Floor
Approx. 131.6 sq. metres (1416.7 sq. feet)



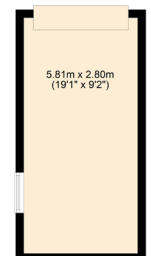
First Floor
Approx. 113.5 sq. metres (1221.7 sq. feet)



Second Floor
Approx. 40.7 sq. metres (438.6 sq. feet)



Garage
Approx. 16.3 sq. metres (175.1 sq. feet)



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