

**THE OLD HAYLOFT,
27 PACKHORSE COURT,
KESWICK**

**Edwin
Thompson**



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THE OLD HAYLOFT, 27 PACKHORSE COURT, KESWICK, Cumbria, CA12 5JB

Brief Résumé

Beautifully presented one bedroom apartment located in the popular courtyard of Packhorse Court. Currently a successful holiday let. It's a must see!

Description

The Old Hayloft is located in the centre of the vibrant town of Keswick, the Heart of the Lake District National Park. Situated in the popular Packhorse Court, The Old Hayloft sits above the Keswick Cheese Deli. Its charming appearance with traditional stone exterior is a wonderful entrance into the courtyard. The Packhorse Court has an array of shops, Cafés and unique bars, a hidden gem just off the market square of the town.

As you enter the Courtyard from the market square, The Old Hayloft is located on your left, a set of stairs to the side of the Cheese Deli below, gives access to the front door. As you ascend the stairs to the front door you are greeted with lovely views of Skiddaw Fell. Through the front door and into the entrance hall the open plan living/dining/kitchen is on your left. This room is flooded with natural light from the triple aspect windows and vaulted ceiling. The newly fitted kitchen (2021) is modern in design and fully equipped to cater for all your needs. The lounge

dining area is deceptively spacious and a pleasure to be in. The bedroom is a good size double and benefits from a Velux window letting in lots of light. Stylish and modern, the shower room was fitted in 2020 and offers a very clean and easy space. The property is fully double glazed and is heated by electric thermostat programmable heaters.

What3words - ///scuba.seabirds.heightens

Accommodation:

Entrance Vestibule

Front door is located at the top of the stairs to the side of The Cheese Deli, leading into the hallway. Access to all rooms. Electric thermostat programmable heater. Wood effect flooring. Storage above in the recess housing electric water heater.

Open Plan Lounge/Kitchen/Diner

Fabulous room with triple aspect windows and vaulted ceiling with exposed beams. The kitchen area has a full range of wall and base units with contrasting work surfaces. Single bowl sink and drainer with mixer tap. Integrated Electric oven and hob with

extractor above. Integrated slimline dishwasher, fridge/freezer and microwave. Wood effect flooring.

Lounge/Diner is flooded with natural light from the many windows, making this area a wonderful place to sit and relax. Space for dining table and chairs. Electric thermostat programmable heater.

Bedroom

Double bedroom with a Velux window above. Wall and recess lighting. Exposed beams. Electric thermostat programmable heater.

Shower Room

Corner shower unit with electric shower. Wash hand basin housed in vanity unit. WC. Window to side. Electric ladder style heater. Tiled to floor. Tiled to walls. Recess lighting.

Services

All Mains Services are connected. Heating is provided by electric thermostat programmable heaters. Hot water is provided by Hycro water heater.



Tenure

Leasehold. 125-year lease from 1990. Ground Rent is £50.00 per annum. Service Charge approx. £550.00 per annum.

Agent's Note

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

Council Tax

The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a business Holiday Let.

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.

Mobile phone and Broadband services

CA12 5JB 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

CA12 5JB 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: 34.2 Mbps

↑ Upload: 4.6 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT BROADBAND ONLY

REF: K3525633



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CA12 5AF

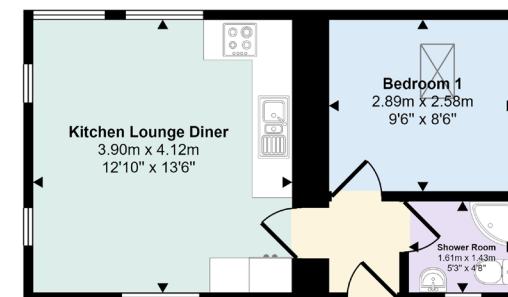
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 63 |
| 39-54 | E | | |
| 21-38 | F | 26 | |
| 1-20 | G | | |

Approx Gross Internal Area
30 sq m / 325 sq ft



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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