

The Croft, Thornthwaite - CA12 5SA

Guide Price £220,000

The Croft

Thornthwaite, Keswick

A charming period property comprising four individual apartments, three of which share a well-maintained communal entrance hallway, each benefiting from its own private storage facilities.
Occupying a superb elevated position in the picturesque village of Thornthwaite , the property enjoys delightful gardens and truly outstanding panoramic views across the lake and towards the Lakeland fells within the National Park.

This particular apartment has been tastefully modernised and offers well-presented accommodation comprising two bedrooms, a bright open-plan living/kitchen area, and a contemporary three-piece bathroom suite.

Externally, there is allocated off-street parking, and the location is exceptional, peaceful and scenic, yet just a short drive from the amenities, shops, and restaurants of town centre.

Thornthwaite is a peaceful village, located adjacent to the C2C cycling route, approx. three miles north west of Keswick, between the eastern fringe of Whinlatter Forest and the southern edge of Bassenthwaite Lake. For those wishing to commute there is easy access via the A66 to the M6 and the village benefits from an excellent bus service, being on the Penrith-Keswick- Workington route.

- No Onward Chain
- EPC TBC
- Leasehold
- Council Tax band B
- Allocated off street parking
- Garden and Lakeland fell views
- Two bedrooms and modernised







Hallway
2' 10" x 12' 2" (0.87m x 3.70m)
Intercom phone.

Bedroom 1
9' 8" x 10' 10" (2.94m x 3.30m)
Window to rear aspect, feature wooden beam, built in wardrobe, velux window and a radiator.

Bathroom
8' 0" x 5' 4" (2.43m x 1.63m)
Velux window, WC, bath with mains shower over, wash hand basin set in vanity unit and a heated towel rail.

Bedroom 2
10' 11" x 8' 7" (3.33m x 2.62m)
Window to rear aspect, feature wooden beam, velux window and a radiator.

Kitchen/Living Room
16' 10" x 14' 4" (5.14m x 4.37m)
Window to front aspect with views towards Skiddaw and the surrounding fells, loft hatch, feature fireplace and a radiator. The kitchen has a range of matching wall and base units, complementary worktop, electric hob with extractor over, oven, eyelevel microwave, integrated fridge freezer, stainless steel sink with mixer tap, washing machine and a integrated dishwasher.

Garden

With a share of the enclosed garden area with the three other apartment owners.

Allocated parking

1 Parking Space

Off road allocated parking and visitor parking available.







ADDITIONAL INFORMATION

Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

The property can easily be located using postcode CA12 5SAor can otherwise be found using what3words location ///snack.earphones.sifts

Tenure

Leasehold of 999 years from 1 January 2002. Service charge of £1,500 per year, which covers building insurance, communal area maintenance and sinking fund. Ground rent peppercorn. No pets allowed without the consent of the management company which is one person from each of the 4 properties.

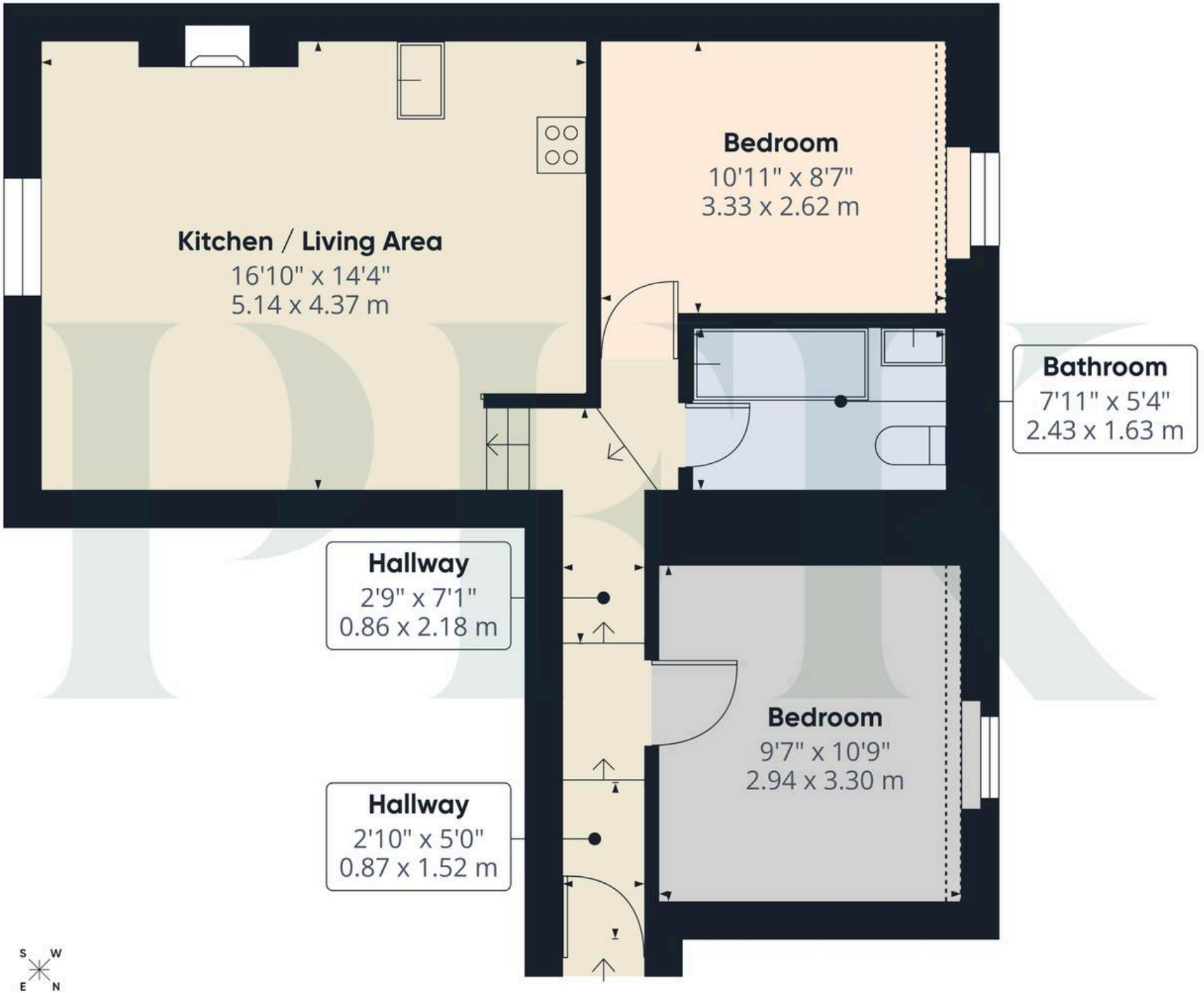












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Approximate total area(1)

537 ft²

49.9 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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