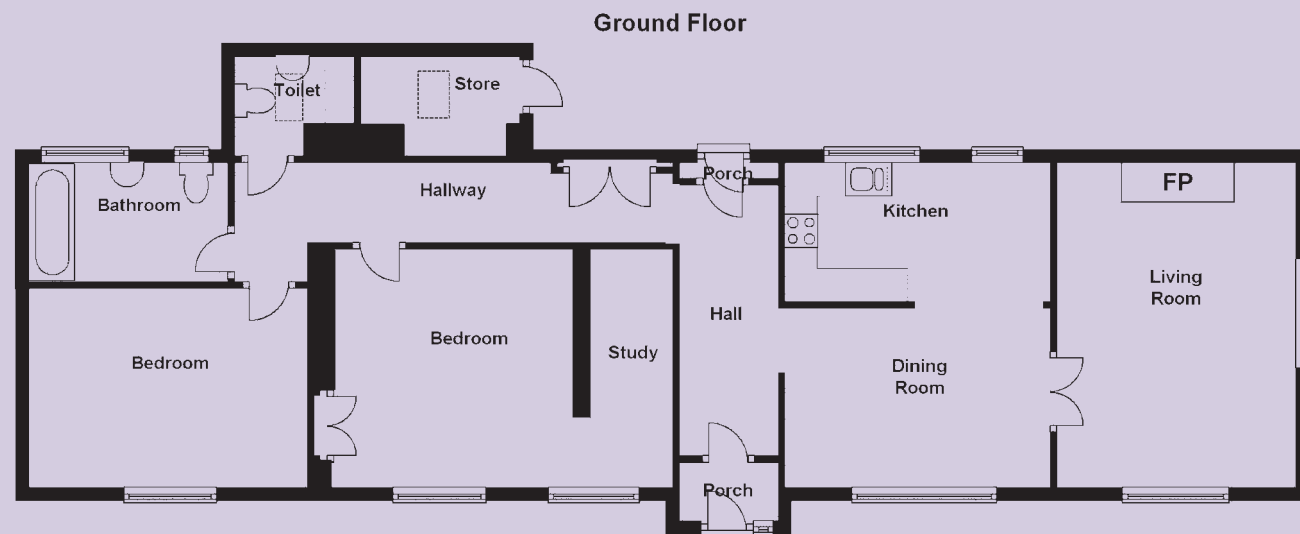


The Barn,
Thornthwaite,
Keswick

Edwin
Thompson



Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	57
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The Barn, Thornthwaite, Keswick, Cumbria, CA12 5SA

A delightful 2 bedroomed barn conversion in charming edge of village rural location with outstanding views of the surrounding Lakeland scenery. The surprisingly spacious accommodation arranged on ground floor only and well presented with modern kitchen and bathroom fittings plus gas fired central heating, double glazing and fitted carpets. Included with the property is space for parking in the courtyard. This property is ideal for owner occupation or as a holiday investment, and viewing is essential.

Accommodation

Entrance Lobby - 1.09m x 0.9m (3'7 x 3')

Upvc double glazed front door and side window provides access to small entrance lobby with inner half glazed door to:

Hallway - 4.74m x 1.45m (15'7 x 4'9)

Central reception hall with external doors to the front and rear of the property, feature exposed ceiling timbers. Rear entrance lobby with inner half glazed door, and outer upvc double glazed door and window above.

Inner Hall - 6.69m x 1.1m (21'11 x 3'7)

Boiler/Airing cupboard incorporating Baxi combi gas fired boiler and fitted shelves, radiator.

Dining Room - 3.84m x 2.72m (12'7 x 8'11)

Radiator, feature exposed ceiling timbers, sealed unit double glazed window to front with internal louvered shutters, double doors leading to:

Lounge - 4.91m x 3.62m (16'1 x 11'10)

Feature stone fireplace with polished slate hearth and side display shelves, incorporating open fire grate, built-in book shelves, exposed oak beam and ceiling timbers, radiators, sealed unit double glazed windows to front and side with internal louvered shutters.

Kitchen - 3.83m x 2.34m (12'7 x 7'8)

Fitted contemporary style white fronted wall and base units with contrasting work surface and tiled up-stand, stainless steel one and half bowl sink with mixer tap, Hotpoint electric ceramic hob, and oven with cooker hood over, plumbing for dishwasher, radiator, pine boarded wall and ceiling, upvc double glazed windows to rear with fitted roller blinds.

Bedroom 1- 4.79m x 3.61m (15'9 x 11'10)

Double bedroom with built-in cupboard, radiator, built-in room divider incorporating book shelves, sealed unit double glazed windows to front with fitted Venetian blinds.

Bedroom 2 - 4.21m x 2.94m (13'10 x 9'8)

Double bedroom, radiator, sealed unit glazed window to front with fitted Venetian blind.

Bathroom - 3.02m x 1.64m (9'11 x 5'4)

Fitted with white contemporary style bathroom suite comprising panelled bath with Mira shower above, washbasin, WC, tiled walls and floor, radiator, loft access, upvc double glazed windows to rear with fitted roller blinds.

Separate WC/Utility Room - 1.8m x 1.03m (5'11 x 3'4)

WC, washbasin, plumbing for washing machine with worktop above, incorporating built-in corner shelf storage unit, and wall mounted electric heater, tiled floor, secondary glazed roof window.

Outside

To the front and side of the property is a narrow raised garden strip supported by an attractive Lakeland stone retaining wall, incorporating raised flower beds. To the rear of the property is an outside store 2.22m x 1.61m (7'3 x 5'3) with light, power, roof window and part glazed door. Included with the property, to the rear is a gravelled area for parking plus room for bin storage etc.

Council Tax

The Valuation Office website identifies the property as being in Band "E" and the Allerdale Borough Council website lists the Council Tax payable for the current year, 2007/2008 as being £1753.62

Services

All mains services are connected.

Offers

Guide Price: £350,000

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

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP

Home Information Pack (HIP)

Is available for inspection at the Keswick office of Edwin Thompson LLP, alternatively a copy can be provided on request for a small charge.

Ref: KR1008

28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 74690
E: keswick@edwin-thompson.co.uk
W: edwin-thompson.co.uk



Berwick upon Tweed
Carlisle
Galashields
Keswick
Preston
Windermere

Edwin Thompson is the trading name of Edwin Thompson LLP, a Limited Liability Partnership registered in England & Wales No OC306442.

Registered office: 28 St John's Street, Keswick, Cumbria. CA12 5AF

Regulated by RICS



rightmove.co.uk
The UK's number one property website



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in April 2008.