



Thornthwaite Galleries & Tea Room

Thornthwaite, Keswick

Carter Jonas



**Thornthwaite Galleries  
& Tea Room  
Thornthwaite  
Keswick  
Cumbria  
CA12 5SA**

**A delightful art gallery, tea room, three holiday cottages and a three bedroomed link detached house with an abundance of character and set in ample garden and grounds.**

A superb opportunity for those seeking a work/ life balance in the Lake District National Park.

Located in an idyllic location yet with immediate access to the local road network and although reluctant to part with Thornthwaite Galleries the current Vendors are ready to pass it on for someone else to enjoy.

**Carter Jonas**



**Property**

The property comprises a beautiful converted 300-year-old stone, bank-barn which hosts three holiday cottages (two 2 bedrooms and a studio); and an established and very popular art gallery and tea room where visitors (and locals) return to year on year. Additionally, there is a modern link-detached three bedroom house which was added to the site in 2006.

Externally, there are ample gardens and plenty of parking to the front and side of the property.

**Location**

Thornthwaite Galleries & Tea Room is situated in Thornthwaite, a quiet village just a short drive from the busy market town of Keswick.

Keswick is located at the head of Derwentwater in the northern Lake District National Park, approximately 15 miles west of Penrith, 18 miles north of Windermere and 33 miles south west of Carlisle.

**Amenities**

The area is famous for its lakes, forests and mountains and nearby attractions such as The Lakes Distillery, The Pencil Museum, Lake Cruises on Derwentwater and Go Ape Tree Top Adventures in Whinlatter Forest.

Keswick is known as one of Cumbria's most popular tourist destinations and is situated in the Lake District National Park which was designated in 1951 and is the largest National Park in England. The National Park has a population of 41,831 and attracts approximately 15,000,000 visitors each year with tourism being the major industry (Source – Lake District National Park). The Lake District has also joined the likes of the Grand Canyon, the Taj Mahal and Machu Picchu by being awarded Unesco World Heritage status.



**Gallery & Tea Room**

The gallery and tea room occupy the upper part of the original barn which is circa 300 years old. The property oozes with character and retains much of its original features whilst also being recently refurbished to ensure the comfort of its visitors.

The gallery is open plan with a preparation kitchen, two WC's and store. The gallery is popular with locals and visitors alike and currently hosts an array of original art work from highly skilled local artists including various painting mediums, photography, wood turning, glass work, pottery and jewellery.

Outdoor seating allows visitors to take in the gorgeous surroundings; England's only true mountain forest, Whinlatter is literally on the doorstep and can be accessed on foot through the village. It is home to stunning views, fantastic walks, exhilarating mountain biking, rare wildlife and adventure play. It has an unrivalled outlook across Bassenthwaite Lake, Derwentwater and Keswick and this landscape has inspired many of the world's greatest artists, writers, and thinkers.

**Main House**

The main dwelling is a well-appointed modern house which comprises of three double bedrooms, and bathroom to the first floor and a generous kitchen dining area with a step down into the quirky, yet light and airy, sitting room on the ground floor. There is also a large utility room and further WC / shower room leading off from the hallway. The ground floor benefits from a gas-powered underfloor heating system.

Externally, there is a wraparound private garden with heated outdoor storage unit, used for the cottage laundry. The private garden faces towards Skiddaw range.

**Holiday Cottages**

The three high-quality self-catering holiday cottages are fully equipped and have superb views out across to Skiddaw.

Two of the cottages are two bed and one is a studio. There are inter-connecting doors so that two or all three of the cottages can be used together and make three bedroom or five bedroom accommodation.

Externally, there is a gated, shared garden to the front of the cottages.









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**Farmhouse**  
5,885 sq ft (546.76 sq m)



The image shows the interior of a museum with rustic stone walls and a high ceiling with exposed wooden beams. The floor is made of polished wood. In the foreground, a large wooden table displays various food items, including bread, cheese, and small dishes. To the left, there are several round tables with chairs, some of which are occupied by people. The walls are covered with numerous framed pictures and posters. A large display case is visible in the background, and a counter with more food items is on the right side. The lighting is warm and comes from track lights on the ceiling.





## Kendal

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