

Finest

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Stair | Keswick | Cumbria

Coledale Cottage



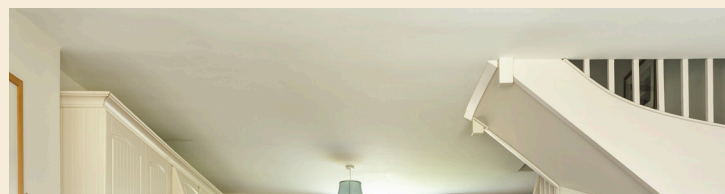
“A Cosy Lake District Cottage with Garden and Stunning Fell Views”

The Property

Positioned within the small hamlet of Stair, surrounded by mature trees and open Lakeland scenery, this charming cottage enjoys a particularly attractive setting with far reaching views towards the surrounding fells. The outlook is a defining feature, with glimpses of Causey Pike and the wider Newlands Valley framed by established gardens and woodland. The setting feels quietly tucked away, yet the vibrant market town of Keswick lies just three miles away, offering an excellent range of independent shops, cafés, restaurants and traditional pubs. From the doorstep there are numerous walking routes to explore, while nearby Derwentwater and Bassenthwaite Lake provide opportunities for sailing, kayaking and other outdoor pursuits.

Approached along a simple garden path, partially enclosed by hedging and planting, the cottage presents a welcoming and well kept frontage. The sense of calm continues inside, where the accommodation has been arranged to create a relaxed and comfortable environment, well suited to time spent unwinding after a day in the surrounding landscape.

The ground floor is centred around an open plan living space, where a bay window projects out towards the garden, drawing in natural light and framing views towards the surrounding fells. A door set within the bay opens directly onto the terrace, creating a seamless connection between the interior and the garden, and allowing the outlook to be fully enjoyed.



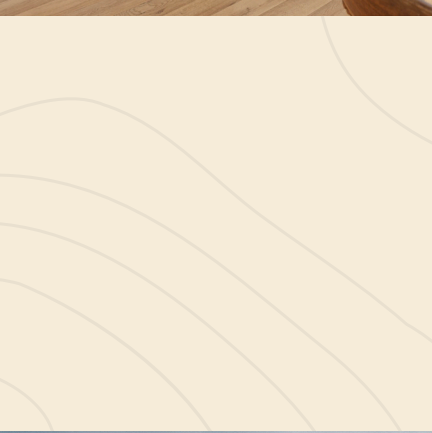
The sitting area is arranged around a fireplace set within a simple surround, creating a natural focal point and a comfortable place to gather. Soft, neutral finishes and traditional cottage furnishings contribute to a settled and inviting atmosphere.

The kitchen and dining area sit comfortably alongside, fitted with painted cabinetry and a tiled splashback, with an integrated electric cooker and hob set beneath a chimney-style hood. Worktops provide practical preparation space, with an integrated fridge and room for additional appliances, while a window above the sink looks out towards the garden. A dining table is positioned nearby, creating a relaxed setting for meals and maintaining an easy connection with the sitting area beyond.

Stairs rise from the living space to the first floor, where the bedroom is arranged as a generous and characterful room beneath a partially vaulted ceiling, with an exposed beam adding a subtle sense of age and texture. A freestanding roll top bath is positioned within the room, introducing a considered element of comfort and a slightly indulgent feel. A separate en suite shower room provides a walk in shower and WC, completing the accommodation.

Agents Note

The property is currently operated as a successful holiday cottage and is being sold with existing bookings in place until September 2026.



The property is not subject to business rates.

Drainage is via a shared septic tank with Newlands Adventure Centre, with an annual contribution of approximately £200 towards maintenance.

The cottage also benefits from access to a shared garden area, with a maintenance contribution of approximately £30 per month.

Google Maps

what3words



///bathtubs.cracks.factory

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage is via a shared septic tank.
Heating is electric.

Postcode Council Tax EPC Tenure

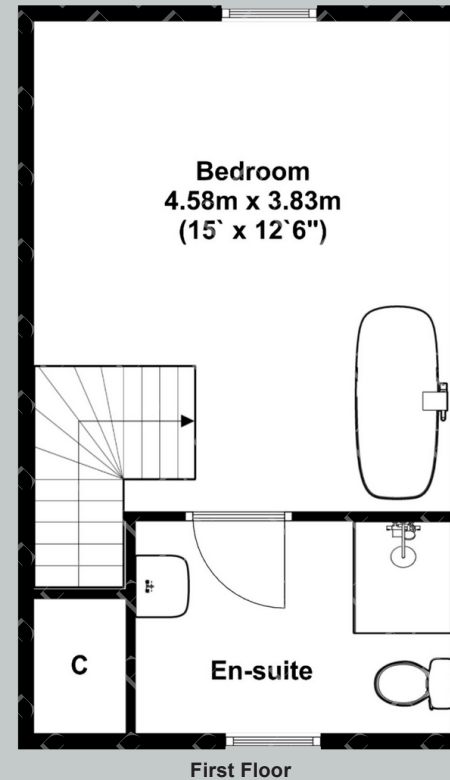
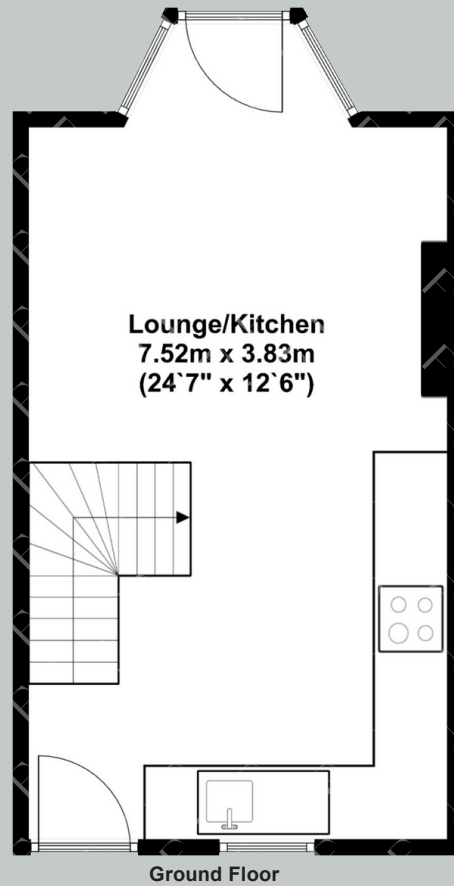
CA12 5UF

Exempt

Rating E

Freehold

Floor Plans



Total area: approx. 52 sq. metres (560 sq. feet)

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Viewings Strictly by Appointment



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