



## Braithwaite

**Offers Over  
£550,000**

Three Peaks  
Braithwaite  
Keswick  
CA12 5SZ

A substantial detached three bedroom bungalow nestling on an elevated mature garden site in a delightful rural setting with a stunning uninterrupted front panoramic vista to the fells and within easy walking distance to Braithwaite village centre.

### Location

Braithwaite is situated in the Lake District National Park at the foot of Whinlatter forest only 2.5 miles west of the market town of Keswick and 11 miles south east of Cockermouth. The village has an active community and offers an extensive range of local amenities including regular bus routes, Church of England primary school, two shops and a visiting post office, church, village hall with sporting facilities, café, hotels, restaurants and public houses. There is a foot and cycle path into Keswick.

Property Ref: KW0078





Kitchen



Hall



Dining Kitchen

#### Accommodation

#### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator, access to boarded loft via retractable ladder.

#### Side Hall

With external door.

#### Living Room 12' 10" x 12' 3" (3.91m x 3.73m)

With triple aspect windows providing extensive front fell views from the bay window, side views to the fells and rear views to the garden, three radiators.

#### Dining Kitchen 16' 8" x 12' 8" (5.08m x 3.86m) overall

Recently upgraded with a stylish range of fitted base and wall units including pelmet lighting, built in cupboards, single drainer stainless steel sink with mixer tap, ceramic wall tiling, integrated oven, induction hob, extractor unit, fridge, dish washer, plumbing for washing machine, central heating boiler, two radiators, windows to two elevations, external door.

#### Bedroom One 12' 11" x 12' 5" (3.94m x 3.78m)

Front bedroom with bay window providing extensive fell views, two radiators, vanity wash hand basin, two double built in wardrobes.

#### Bedroom Two 12' 0" x 11' 4" (3.66m x 3.45m)

Rear bedroom with radiator.

#### Bedroom Three 12' 11" x 12' 5" (3.94m x 3.78m)

Front bedroom with bay window providing extensive fell views, radiator

#### Bathroom

With panelled bath including shower over, wash hand basin, ceramic wall tiling, radiator.

For a Viewing Call 01768 741741



Living Room

**WC**

With WC, vanity wash hand basin, ceramic wall tiling, heated towel rail.

**Shower Room**

With WC, wash hand basin, bidet, shower cubicle, ceramic wall tiling, radiator.

**Outside:**

Delightfully mature front and rear gardens including terraced rear garden with lawns, established stocked and shrubbed borders, mature trees, two rear patios, side paths, two sheds, front parking space and garage with electrically operated door, electric light and power.

**Services.**

Mains water, electricity, gas and drainage. Gas central heating.

**Tenure.**

Freehold.

**Council Tax**

Band F.

**Energy Performance Certificate**

The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions**

From Keswick town centre proceed onto the A66 towards Cockermouth. After passing the turning on the left for Portinscale turn left at the signpost for Braithwaite. Continue towards the Royal Oak public house and take the second turning on the right. Three Peaks is situated on the left.

**Viewings**

By appointment with Hackney & Leigh's Keswick office.

**Price**

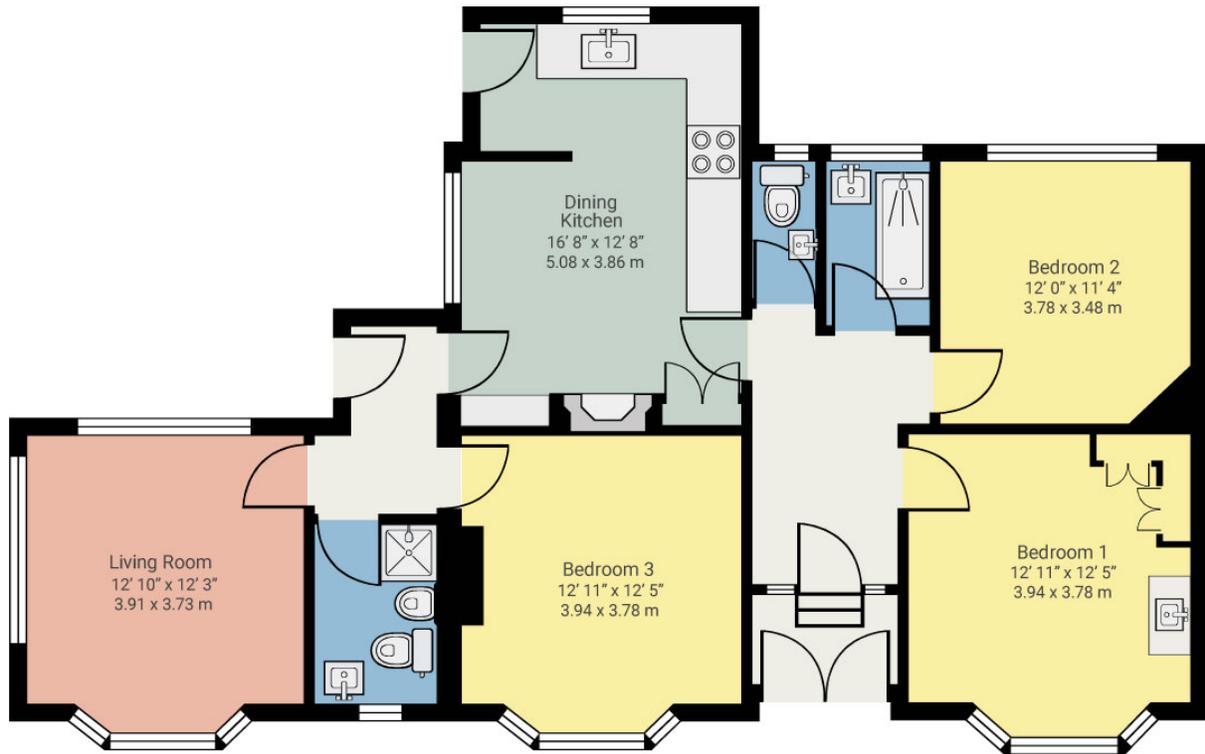
Offers over £550,000 invited.



Bathroom



Shower Room



Approximate net internal area: 1156.45 ft<sup>2</sup> / 107.44 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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