



Braithwaite

**Offers over  
£450,000**

Braithwaite House  
Braithwaite  
Keswick  
CA12 5ST

A five bedroom period end terrace house requiring upgrading together with an integral tenanted self-contained ground floor village shop providing rental income and a two storey rear outbuilding offering potential for residential conversion subject to all necessary consents and conditions.

Property Ref: KW0080

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Living Room



Kitchen



Bedroom One

A five bedroom period end terrace house requiring upgrading together with an integral tenanted self-contained ground floor village shop providing rental income and a two storey rear outbuilding offering potential for residential conversion subject to all necessary consents and conditions.

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.

#### Accommodation

##### House

##### Ground Floor:

##### Entrance Hall

**Kitchen** 9' 4" x 4' 11" (2.84m x 1.5m) With fitted units, sink unit, radiator.

**Living Room** 14' 5" x 13' 1" (4.39m x 3.99m) With stone fireplace, built in cupboard, under stairs cupboard.

##### First Floor:

**Landing** With built in cupboard.

**Bedroom One** 11' 9" x 10' 4" (3.58m x 3.15m) With radiator, sink.

**Bedroom Two** 11' 7" x 11' 3" (3.53m x 3.43m) Built in wardrobes.

**Bedroom Three** 12' 3" x 9' 0" (3.73m x 2.74m) With radiator.

**Bedroom Four** 8' 0" x 7' 9" (2.44m x 2.36m) With radiator.





Living Room

**Bathroom** 11' 9" x 5' 4" (3.58m x 1.63m) With WC, wash hand basin, bath, radiator.

**Store Room** 15' 2" x 11' 9" (4.62m x 3.58m) maximum

**Second Floor:**

**Landing**

**Bedroom Five** 13' 8" x 13' 7" (4.17m x 4.14m) maximum

**Outside:** Rear yard area providing a parking space over which the neighbouring properties have pedestrian right of way.

**Outbuilding** Two storey outbuilding 24'2" x 11'9" overall and offering potential for residential conversion subject to all necessary consents and conditions.

**Shop** A self contained ground floor shop premises with an adjoining rear kitchen / store room and WC with wash hand basin.

**Shop Lease** The shop lease commenced on 1 October 2013 for a term of five years at a rent of £6,760 per annum.

**Whole Property Tenure** Freehold.

**Services** Mains water, electricity and drainage.

**Council Tax & Business Rates** The house Council Tax is Band D. The shop a rateable value is £3,200.

**Flooding** The property experienced some flooding in 2015.

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

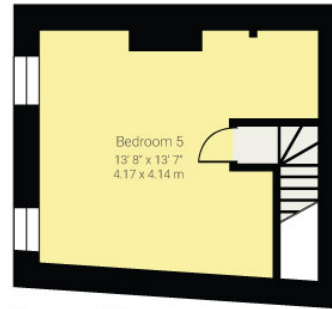
**Price** Offers over £450,000 invited.



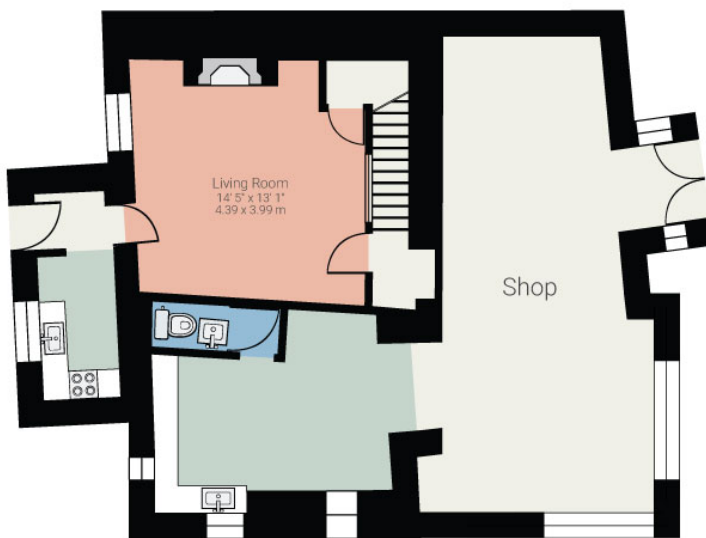
Bedroom Two



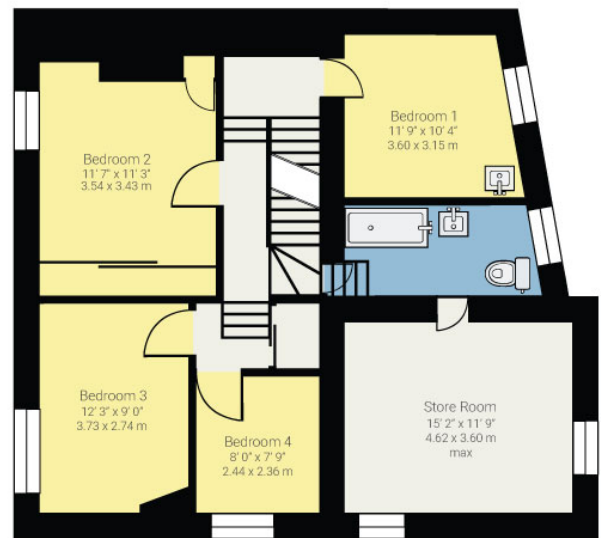
Bedroom Three



Second Floor



Ground Floor



First Floor

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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