



Naddle

Brackenrigg Barn, Naddle, Keswick, Cumbria, CA12 4TF

An outstanding opportunity to purchase a superb detached stone built barn which has been skilfully converted to provide three individual high quality self-contained holiday cottages accommodating up to eight guests.

Offers over £695,000

Quick Overview

- Superb detached barn conversion providing three self-contained holiday cottages
- Thriving successfully established holiday letting business
- High quality accommodation for up to eight guests
- Delightful rural Lakeland setting
- Stunning panoramic fell views across the Naddle Valley
- Under three miles from Keswick
- Ten miles from Grasmere
- Gardens and on-site parking spaces

Property Reference: KW0217



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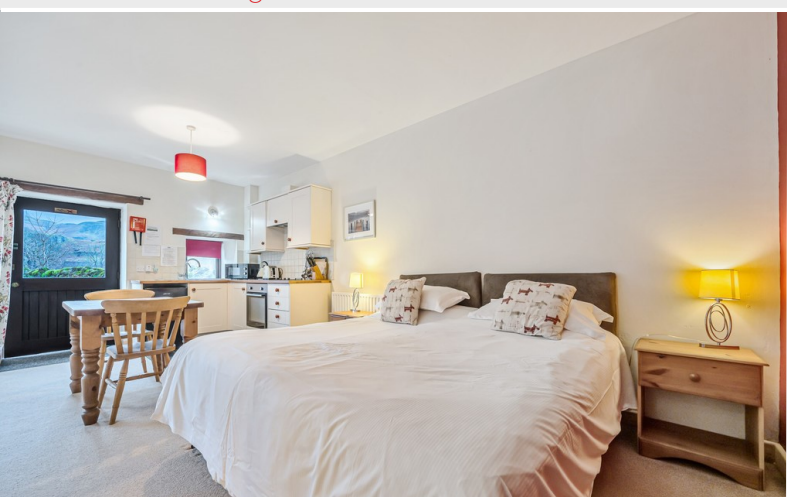
Living Room / Kitchen / Bedroom



Living Room / Kitchen / Bedroom



Living Room / Kitchen / Bedroom



Living Room / Kitchen / Bedroom

Operating as a thriving successfully established holiday letting business Brackenrigg Barn enjoys stunning panoramic fells views across the Naddle Valley and a delightful rural Lakeland setting conveniently situated under three miles from Keswick and ten miles from Grasmere.

Accommodation

Lower Ground Floor:

BLEABERRY COTTAGE

Open Plan Living Room / Kitchen / Bedroom
20' 3" x 19' 10" (6.17m x 6.05m)

With exposed beams, fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, two radiators.

Bathroom

With WC, vanity wash hand basin, panelled bath with shower over, ceramic wall tiling, heated towel rail.

BROCKLEBECK COTTAGE

Open Plan Living Room / Kitchen / Bedroom
19' 10" x 14' 9" (6.05m x 4.5m)

With exposed beams, fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, two radiators.

Bathroom

With WC, vanity wash hand basin, panelled bath with shower over, ceramic wall tiling, heated towel rail.



Living Room / Dining Room / Kitchen



Living Room / Dining Room / Kitchen



Rear Elevation



Living Room / Dining Room / Kitchen



Bedroom One



Bedroom Two

Upper Ground Floor:

THE SETT

Entrance Hall

With radiator and small stairway leading to

Open Plan Living Room / Dining Room / Kitchen 21' 8" x 20' 5" (6.6m x 6.22m)

With feature full height glazed entrance, exposed stone walling, exposed beams, fitted base and wall units, sink unit with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, plumbing for dish washer, three radiators.

Inner Hall

Bedroom One 18' 10" x 10' 5" (5.74m x 3.18m)
With exposed stone walling, exposed beam, two radiators.

Bedroom Two 13' 3" x 10' 6" (4.04m x 3.2m)
With exposed stone walling, exposed beam, two radiators.

Bathroom

With WC, vanity wash hand basin, panelled bath with shower over, ceramic wall tiling, heated towel rail.

Outside:

Shared entrance driveway, on-site parking spaces, lawned garden, paved entertaining terrace, boiler room.



Garden



Front View



Front View



Living Room / Kitchen / Bedroom



Living Room / Kitchen / Bedroom

Services

Mains electricity. Oil central heating. Natural water supply and treatment facility within the adjacent Brackenrigg House. Septic tank drainage.

Tenure

Freehold.

Rateable Value

The current rateable value is £9,700.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick proceed on the A591 towards Grasmere for approximately 2.5 miles and the entrance drive to Brackenrigg Barn is located on the right.

Price Offers over £695,000

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



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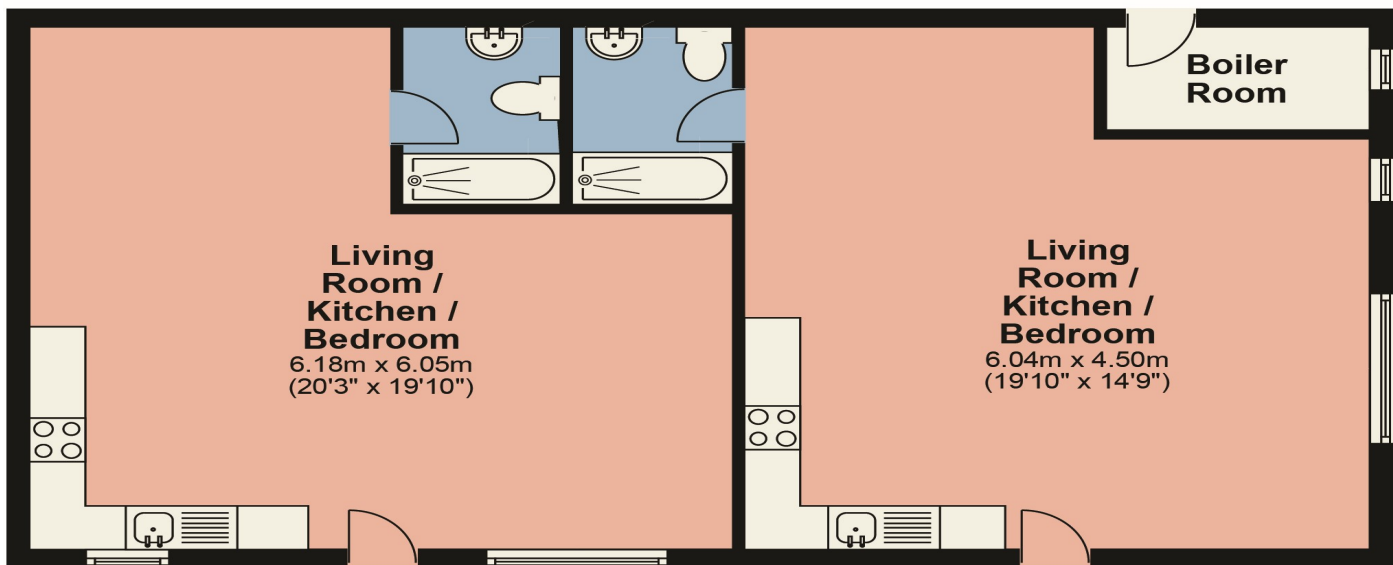
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Brackenrigg Barn, Naddle, Keswick, Cumbria, CA12 4TF

Upper Ground Floor



Lower Ground Floor



Total area: approx. 145.2 sq. metres (1563.1 sq. feet)

For illustrative purposes only. Not to scale.

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