

Scenery Hill House

BRANTHWAITE | CUMBRIA



FINEST
PROPERTIES



A wonderful five bedroomed period property with
detached annexe and stunning gardens with amazing
Lakeland Fell views

Workington 4.5 miles | Loweswater 4.8 miles | Whitehaven 7.1 miles | Cockermouth 7.3 miles
Keswick 19.6 miles | Carlisle 34.1 miles | J40 M6 35.7 miles | Penrith Train Station 36.4 miles





Accommodation in Brief

Ground Floor

Entrance Vestibule | Hall | Living Room | Dining Room | Sitting Room
Kitchen | Sun Room

Lower Ground Floor

Utility Room | Bedroom with En-suite Bathroom | Walk-in Wardrobe
Store Room

First Floor

Principal Bedroom with En-suite Bathroom
Three Further Bedrooms with En-suite Shower Rooms | WC

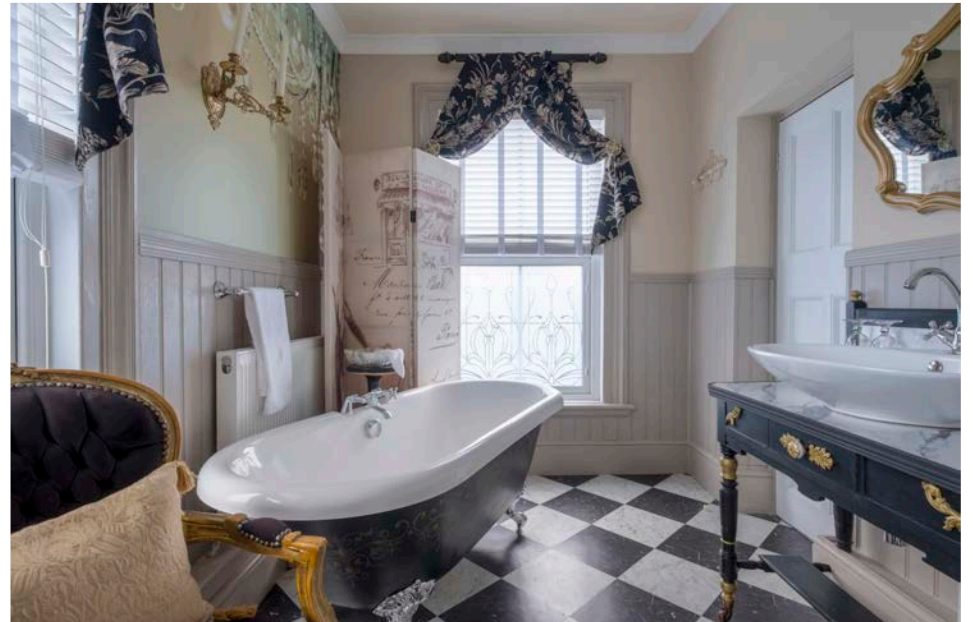
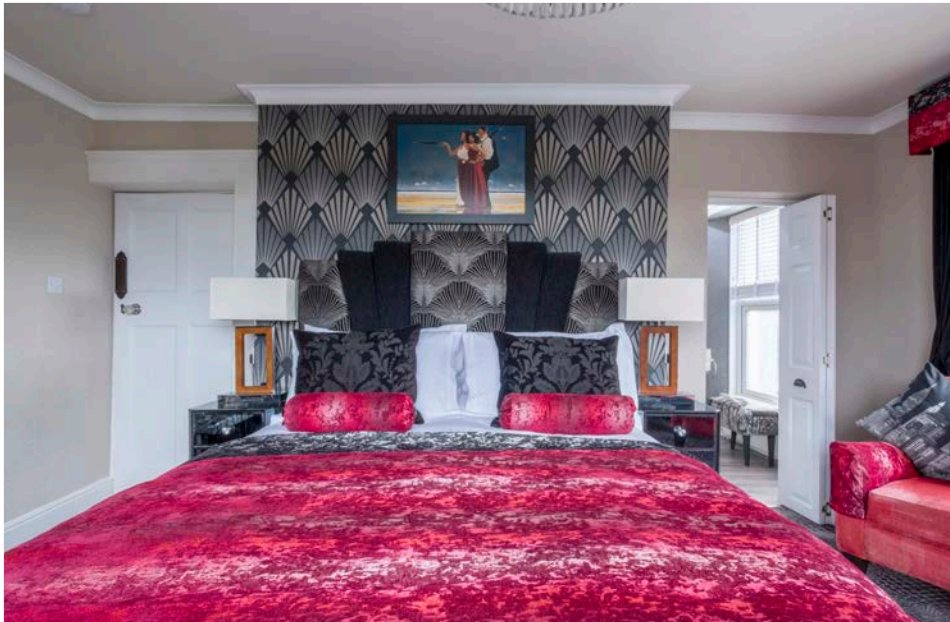
The Coach House - Annexe

Open Plan Sitting Room & Bedroom with Mezzanine | Kitchen
Shower Room

Externally

Driveway & Parking | Extensive Landscaped Gardens
Scandinavian Barbecue Hut | Stores & Sheds | Former Tennis Court
Patio | Garden Office/Studio | EV Charging Point







The Property

Scenery Hill House is a striking and attractive Georgian period property set in beautiful landscaped gardens on the edge of the Lake District National Park. The elevated position brings glorious views across the gardens to magical Lakeland Fells beyond. The property is perfectly located to make the most of stunning local scenery, within walking distance of a local pub and with a host of amenities within easy reach. The property also benefits from a wonderful annexe within the gardens, known as The Coach House, which offers a wealth of opportunities. This can provide independent accommodation for a family member or guests, with living space, bedroom, shower room and kitchen facilities. It could also be used as a holiday property for interested parties looking for their own lifestyle and business opportunity in a popular yet tranquil location.

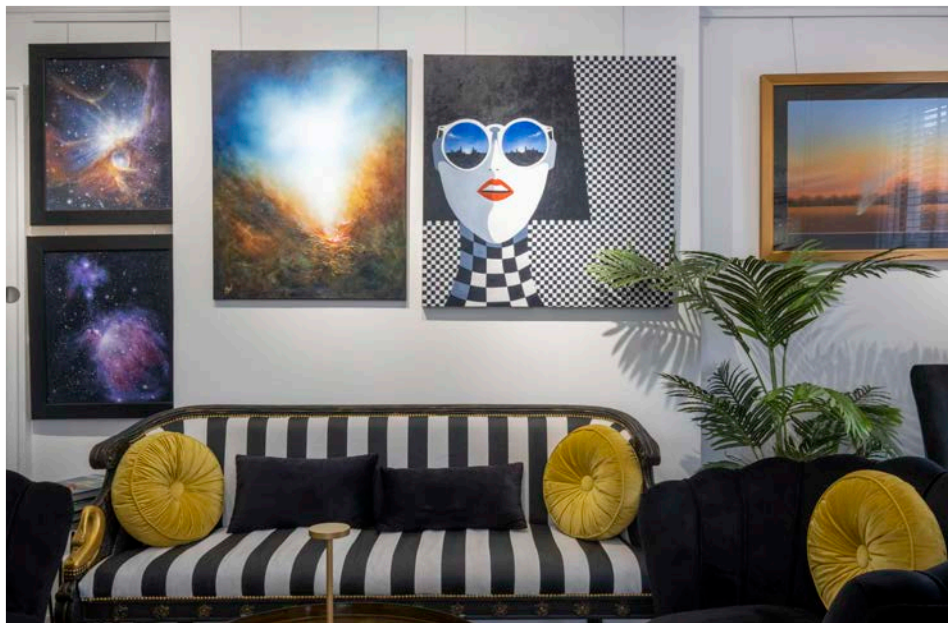
Scenery Hill House

The accommodation in the main house is laid out across three floors. The property has been renovated to an exceptional standard, with every detail carefully considered to create a welcoming atmosphere amongst gorgeous original features. The grand entrance opens to a vestibule and onwards to the central hall of the ground floor. There are three principal reception rooms, all generous yet with a cosy and relaxing feeling. The spacious living room is to the front elevation, whilst the sitting room to the rear is currently used by the vendor as a large design studio. This was originally the dining room and still retains the original oak flooring and plate rack that wraps around the walls. The current dining room has a comfortable seating area along with plenty of space for a dining table and chairs, all bathed in natural light from surrounding windows. In addition to these three rooms, there is also a lovely sun room that overlooks the peaceful gardens. This is accessed via the kitchen with a fine range of sleek modern cabinetry, breakfast bar and appliances.



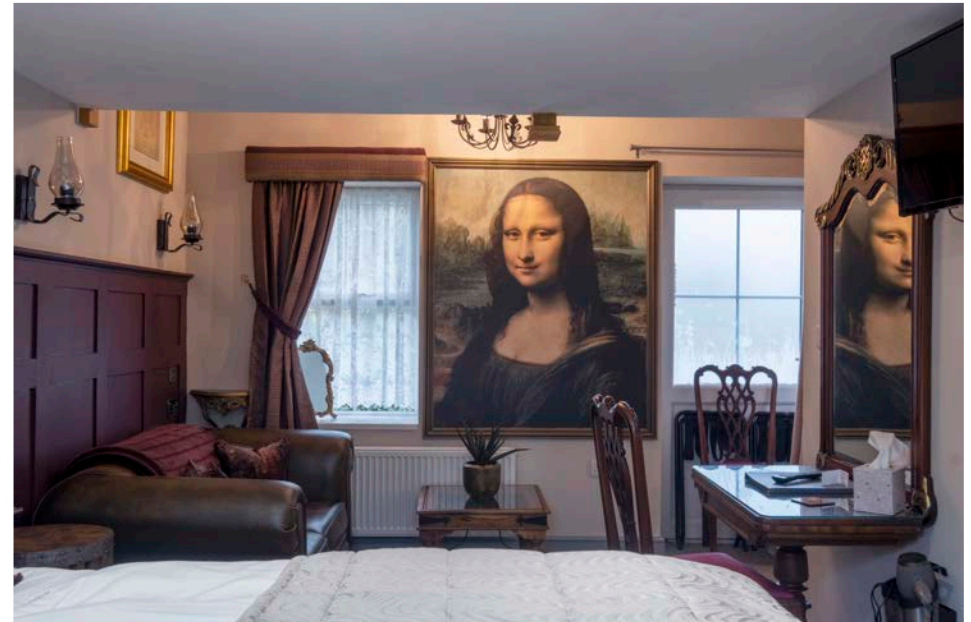
The lower ground floor has a large utility room with additional storage, space for white goods and external access. There is a generous double bedroom with en-suite bathroom. Adjacent to the bedroom is a large walk-in wardrobe and the lower ground floor is completed by a practical store room.

There are four bedrooms positioned on the first floor with varying aspects that take in panoramic views. All are finished to the same impressive standard throughout the property. The principal bedroom features a gorgeous en-suite bathroom with an elegant period suite. A freestanding clawfoot bath is complemented by a separate shower, wash hand basin set upon a vanity unit, WC and heated towel rail. The other three double bedrooms are furnished with en-suite shower rooms, and there is also a separate WC located off the first floor landing.



The Coach House – Annexe

Nestled within the landscaped gardens is The Coach House offering wonderful private accommodation for family, friends or other visitors. The Coach House could provide an additional income stream as an Airbnb getaway, with well-presented accommodation finished with the same care and style as the main house. The annexe incorporates an open plan sitting room and bedroom area with a mezzanine above; the ideal spot to slip away with a good book. A kitchen area and shower room ensure independence from Scenery Hill House.





Externally

Scenery Hill House is approached via a pillared gateway onto an expansive gravelled driveway and parking area with ample space for numerous vehicles. There is an EV charging point for modern convenience. Mature trees provide shelter and privacy across all of the gardens and grounds which are illuminated by subtle lighting. Formal gardens and manicured lawns stretch away from the house, with a fabulous Scandinavian barbecue hut hidden away for the ultimate in luxury at all times of the year. There is also a separate garden office/studio, along with stores and sheds for outdoor equipment. Patio seating areas wrap around the rear of the house for al fresco dining and entertaining, whilst The Coach House has its own private patio. In all the property extends to around 0.65 acres.





Local Information

Branthwaite is a pretty village situated a short distance from the Lake District National Park and provides excellent access to the main employment centres of West Cumbria. There is a village gastro pub in Branthwaite and there is also a fine selection of local eateries in nearby villages. The market town of Cockermouth provides a good range of shops together with supermarkets, chemists, medical and dental surgeries, Community Hospital, sports centre and many restaurants and pubs.

The area is wonderful for walking and country pursuits with Loweswater and Ennerdale Water in close proximity to the property.

Schooling is available locally with primary schools in Dean, Lamplugh and Eaglesfield, while secondary schools are available in Cockermouth and Keswick. St Bees School is nearby which provides private schooling from primary through to sixth form. For the commuter the M6 is within easy reach for onward travel north and south. Mainline rail services are available at Penrith and Carlisle.

Floor Plans



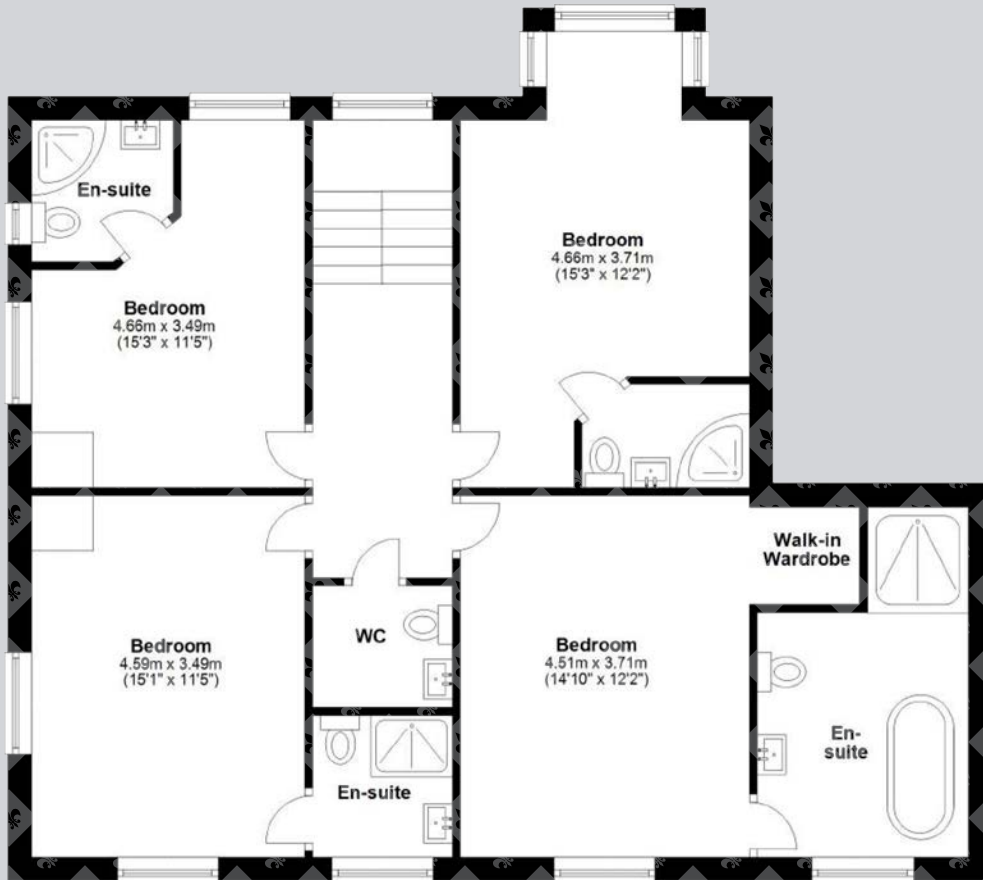
Lower Ground Floor



Ground Floor

Total area: approx. 341.1 sq. metres (3671.7 sq. feet)

Floor Plans



First Floor



Ground Floor

Total area: approx. 341.1 sq. metres (3671.7 sq. feet)



Directions

From the A66 south of Cockermouth head south on the A5086 towards Egremont. After approximately 4.2 miles turn right, signposted Branthwaite, Dean and Ullock. Follow the road into Ullock and the road takes a sharp left turn just after crossing Black Beck. Stay on this road for 1.4 miles as it leads into Branthwaite and onwards to a junction. Turn left at the junction and continue for 0.2 miles.

The entrance to Scenery Hill House is on the right-hand side through a pillared gateway.

Google Maps

what3words



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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, water and drainage. Gas-fired central heating. Electric vehicle charge point.

Postcode

CA14 4SZ

Council Tax

Band F

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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