



Braithwaite

Rowan Hill, Braithwaite, Keswick, CA12 5TN

A substantial modern detached three bedroom bungalow occupying a superb elevated and fully landscaped site in a truly stunning rural setting with spectacular breath taking surrounding uninterrupted views to the majestic range of fells.

Situated within 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, Braithwaite village has an active community and offers an extensive range of local amenities including regular bus routes, 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.

Offers over £650,000

Quick Overview

- Substantial modern detached bungalow
- Spectacular surrounding panoramic views to the majestic range of fells
- Superb elevated site in a stunning rural setting
- Under three miles from Keswick
- Three bedrooms and two bath / shower rooms
- Open plan living / dining room and large conservatory
- Fitted kitchen and utility room
- Extensive on-site parking spaces and integral double garage
- Impressive fully landscaped front and rear gardens
- Viewing highly recommended

Property Reference: KW0248



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Superfast
65Mbps



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Living / Dining Room



Living / Dining Room



Living / Dining Room



Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

With breath taking views to the range of fells, double entrance doors.

Entrance Hall

With radiator, built in storage cupboard.

Open Plan Living / Dining Room 22' 6" max x 17' 1" max (6.86m x 5.21m)

With breath taking views to the range of fells, wall mounted contemporary living flame gas fire, two radiators, recessed arched display area, double doors leading to the front garden.

Kitchen 14' 3" max x 9' 4" max (4.34m x 2.84m)

With delightful fell views, fitted base and wall units, sink unit with mixer tap, integrated double oven, hob, extractor unit, dish washer, fridge, heated towel rail, built in storage cupboards.

Utility Room 9' 4" max x 7' 9" (2.84m x 2.36m)

With fitted base and wall units, sink unit with mixer tap, heated towel rail, plumbing for washing machine, two built in storage cupboards one including radiator.

WC

With WC.

Conservatory 24' 1" max x 8' 9" max (7.34m x 2.67m)

With delightful fell views, front entrance door and double doors to rear garden.

Bedroom One 14' 6" max x 11' 10" max (4.42m x 3.61m)

Front bedroom with breath taking views to the range of fells, radiator, range of built in wardrobes.

En-suite Shower Room

With WC, wash hand basin, shower cubicle.



Living / Dining Room



Kitchen



Entrance Porch



Bedroom One



Bedroom Two



Bedroom Three

Bedroom Two 12' 2" x 10' 11" (3.71m x 3.33m)
Rear bedroom with delightful fell views, radiator, range of built in wardrobes and dressing table.

Bedroom Three 8' 9" x 6' 5" (2.67m x 1.96m)
Rear bedroom with delightful fell views, radiator.

Bathroom
With WC, wash hand basin, bath, shower cubicle, ceramic wall tiling, heated towel rail.

Outside:
Superbly landscaped mature site comprising two separate front vehicular entrances to driveways providing extensive on-site parking spaces for multiple vehicles, front and rear paved or gravelled entertaining areas, retaining walls, established stocked and shrubbed borders, integral double garage with two up and over entrance doors, electric light and power.

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

Tenure
Freehold.

Council Tax
Band F.

Viewing
By appointment with Hackney and Leigh's Keswick office.

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 and bear left at the fork road onto Croft Terrace then turn left at the sign post to Newlands and proceed across the bridge. Continue ahead past the village shop and then bear right and then turn first left. Rowan Hill is situated within the row of properties on the right.

Price
Offers over £650,000 are invited for consideration.



Garden



Garden



View



View

Request a Viewing Online or Call 01768 741741

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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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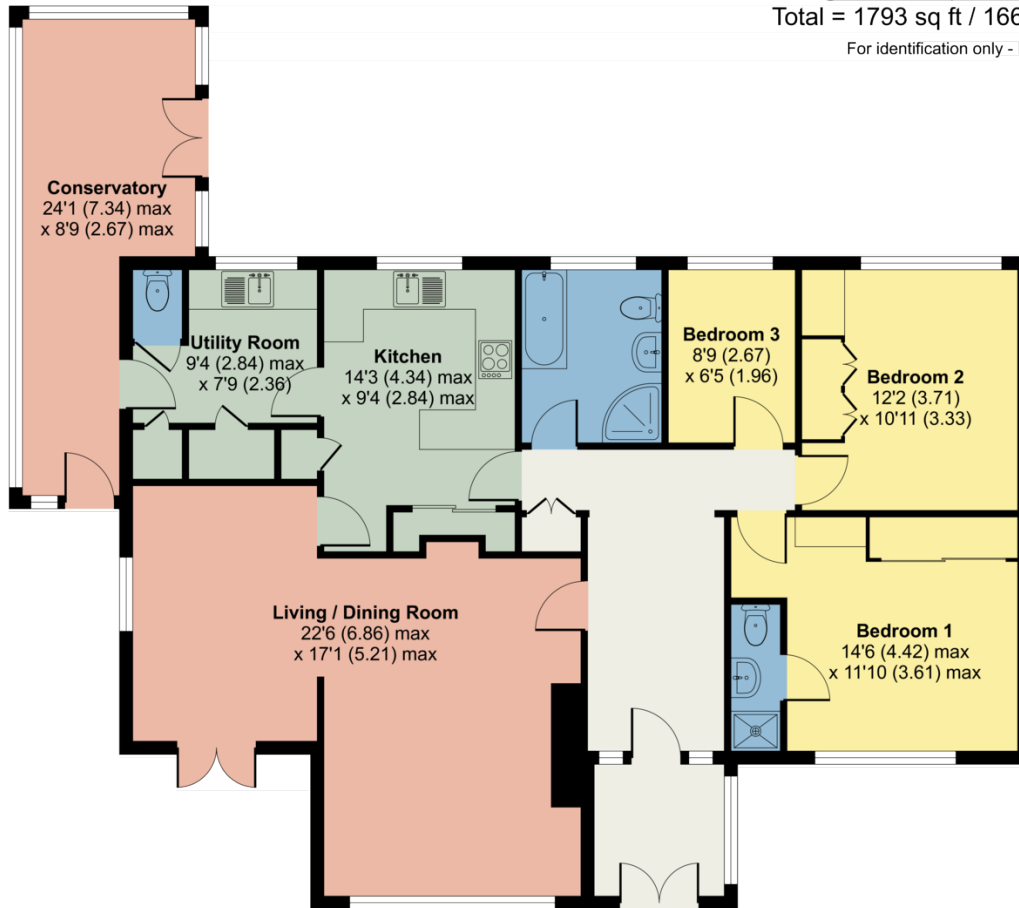
Rowan Hill, Braithwaite, Keswick

Approximate Area = 1407 sq ft / 130.7 sq m

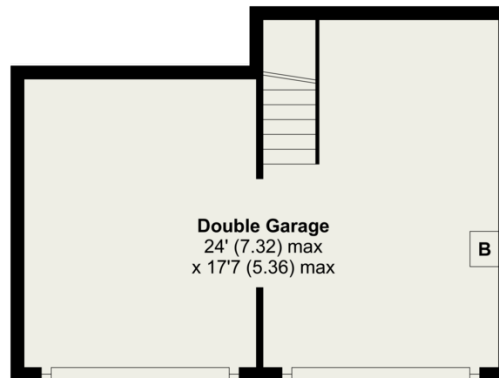
Garage = 386 sq ft / 35.8 sq m

Total = 1793 sq ft / 166.5 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 968789

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