



# Manesty

Offers over **£1,250,000**

The Coppice, Manesty, Keswick, CA12 5UG

A stunningly situated charming Edwardian detached four bedroom country house occupying an idyllic private elevated site of approximately 1.8 acres on the lower slopes of Catbells approximately five miles from Keswick and enjoying spectacular views to the majestic surrounding Borrowdale fells.

From the gardens of the Coppice there are delightful walks along the shores of Derwentwater or over Catbells and the neighbouring surrounding fells.

Nestling in the Borrowdale Valley between the southern tip of Derwentwater and the village of Grange, Manesty commands an envious setting in one of the most iconic areas of the country.

## Quick Overview

Charming Edwardian detached country house in the Borrowdale Valley  
 Stunning elevated Lakeland setting on the lower slopes of Catbells  
 Spectacular views to the majestic surrounding Borrowdale fells  
 Idyllic private site with mature grounds and woodland  
 Five miles from Keswick  
 Close to Grange village and Derwentwater  
 Four bedrooms, three reception rooms and two bath / shower rooms  
 A haven for wildlife

Property Reference: KW0353





Living Room



Dining Room



Kitchen Diner



Bedroom One

## Accommodation

### Ground Floor:

#### Entrance Vestibule

With wall panelling and tiled floor.

#### Entrance Hall

With wall panelling.

#### WC

With WC, wash hand basin.

#### Living Room

With side feature bow window, windows to two elevations, open fireplace, wall panelling, two electric heaters.

#### Dining Room

With windows to two elevations, period fireplace, electric heater.

#### Kitchen Diner

With wood burning stove, electric heater, built in cupboards.

#### Kitchen

With fitted base units, sink unit, ceramic wall tiling.

#### Utility Room

With plumbing for washing machine.

### First Floor:

#### Landing

#### Master Bedroom

With windows to two elevations, period fireplace, two electric heaters, built in cupboards.

#### En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail, built in cupboard.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

### Bedroom Two

With period fireplace, electric heater, wash hand basin.

### Bedroom Three

With period fireplace, electric heater.

### Bedroom Four

With period fireplace, electric heater, wash hand basin, built in cupboards.

### Bathroom

With wash hand basin, roll top bath, heated towel rail, built in airing cupboard.

### WC

With WC.

### Outside:

Idyllic site approximately 1.8 acres comprising driveway entrance, providing ample on-site parking spaces, extensive surrounding mature grounds with gardens and woodland, basement store, additional garage, coal store and water treatment plant. Access to the property is via a private shared driveway off the road.

### Services

Mains electricity. Private water supply. Septic tank drainage.

### Tenure

Freehold.

### Rateable Value

£3,350

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick proceed to the B5289 Borrowdale Road on the eastern side of Derwentwater and after approximately four miles turn right at the bridge into Grange and follow the road up the hill to Manesty. The entrance road leading to the property is on the left and sign posted to Scaleshorns, Fellside and The Coppice.

### Price

Offers over £1,250,000 are invited for consideration.



Garden



Garden



Woodland



Setting

Request a Viewing Online or Call 01768 741741

# Meet the Team

## Nick Elgey

Sales Manager

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



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



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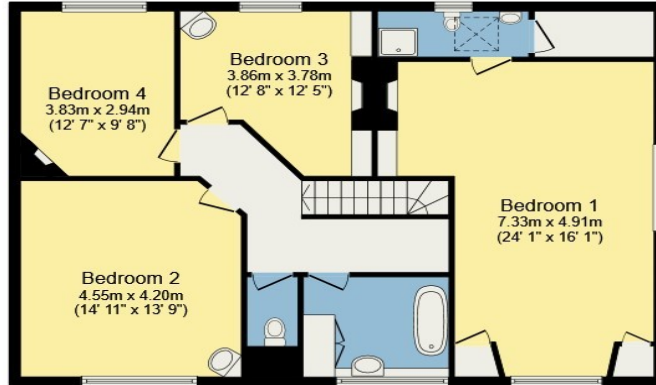
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Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

# Manesty, Keswick



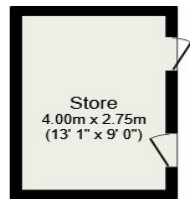
**Ground Floor**



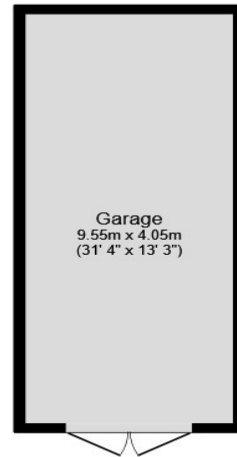
**First Floor**



**Store 1**



**Store 2**



**Garage**

**Total floor area 276.9 m<sup>2</sup> (2,980 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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