

# Hermiston

BRAITHWAITE | KESWICK | CUMBRIA



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An attractive, unique, detached house set in a  
large plot providing flexible accommodation  
and income potential in the heart of the  
Lake District National Park

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Keswick 2.6 miles | M6 J40 18.7 miles | Penrith 20.1 miles | Carlisle 28.5 miles





## Accommodation in Brief

### Ground Floor

Entrance Hall | Lounge | Conservatory | Utility Room with WC  
Kitchen/Diner with walk-in Pantry

Guest Dining Room | Lounge/Snug | Lobby  
Two Guest Bedrooms with Ensuite

### First Floor (left)

Master Bedroom with ensuite bath and walk-in shower  
Two further bedrooms | Landing | Family Bathroom | Separate WC

### First Floor (right)

Landing | Three Guest Bedrooms with Ensuite | Terrace

### Externally

Garage







## The Property

Situated amidst the stunning scenery of the northern lake district, Hermiston is an impressive eight-bedroomed dwelling which is currently a spacious family home and a successful business. Surrounded by lush, well established gardens, dotted with blossoms, rich colourful mature shrubs, the property boasts an enviable position with spectacular mountain views. Hermiston offers modern, well appointed letting rooms and spacious, attractive owners/ family accommodation.

Hermiston is located on the edge of the popular village of Braithwaite approximately 2 miles from the thriving market town of Keswick, and is ideally positioned for exploring this beautiful area of the Lake District National Park.

This beautifully presented eight-bedroomed property is in many ways a house of two sides: Currently utilised to provide both a spacious home with three private double bedrooms, including a master bedroom with large en-suite bathroom, Hermiston also comprises separate guest house accommodation offering five en-suite double/twin guest rooms served by a separate staircase.

The impressive, spacious entrance lobby leads on the left to the family sitting room or lounge. The heart of the home, it features a log burner and triple aspect with attractive decor and large French doors that open out to the orangery. To the front are spectacular views of the front garden and the Skiddaw mountain range, whilst to the rear is a private courtyard patio area and views of the extensive gardens. Also from the main lobby is a large utility/boot room with wash basin and WC.

Upstairs, the property holds a surprise in the form of a private landing with a wide picture window framing a panoramic view towards Skiddaw and Latrigg fells. This is a fabulous place to sit and take morning coffee as the sun rises, to study or simply relax and admire the changing scenery. The three large double bedrooms, family bathroom and separate WC lead from this landing. The master bedroom is well appointed, again with double aspect, stunning mountain views and boasts its own, large en-suite bathroom with bath and large walk-in shower.

From the entrance hall, turning to the left is the large country kitchen diner with an oak topped island, and modern appliances including an induction hob and two wall mounted ovens and grills - enough to accommodate a large family or for guest's breakfasts. There is also spacious dining room, again with superb lakeland views which leads through to a cosy snug. Currently a lounge for guests, with its own eye-catching fuel effect fire it provides a warm and welcoming ambience. Leading off from here, is a double guest room with ensuite rainfall shower.

Finally entering a lobby area at the rear of the building with its own external access there is another ground floor double/twin bedroom with a large walk in ensuite, and the staircase up to the three further guest bedrooms - each immaculate and beautifully appointed featuring their own ensuite rainfall showers, USB charge points and mountain or garden views.

Accessed from the first floor hallway is a large private terrace that overlooks the delightful garden, perfect for watching the birds, the occasional red squirrel and for alfresco dining.

This fine property will therefore appeal to a wide range of potential purchasers, from those wishing to pursue the hospitality bed and breakfast trade or self catering rooms to those seeking a large family home, or needing accommodation for dependent relatives, or other business interests. The accommodation is superbly presented throughout, and benefits from oil-fired central heating, and UPVC double glazing.

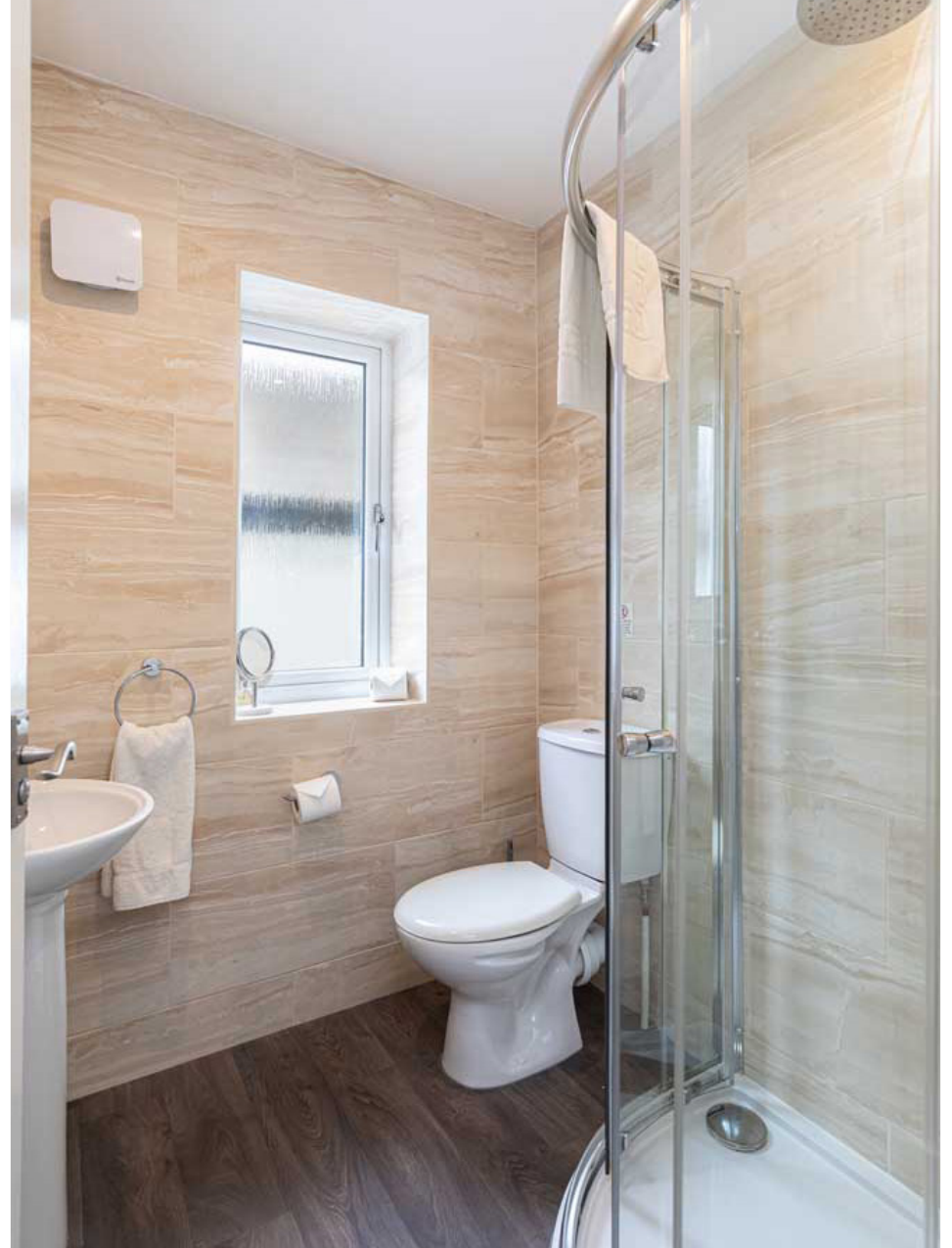












## Externally

Externally, the rear garden and patio are exclusive to the separate accommodation. The property is easily located and accessed via the A66 and is only a short distance away from nearby bus routes. To the front of the property there is ample parking for guests.

While Hermiston's commercial potential is evident, it is also entirely possible to convert the property into a private residence.





## Local Information

The village of Braithwaite sits at the foot of the Whinlatter Pass with the famous Coledale Horseshoe of Grisedale, Causey Pike, High Stile and Barrow behind. The village benefits from a shop, café and inviting country pubs. Keswick is within easy reach with a thriving community and a range of local amenities including a variety of shops, post office, cafes and public houses, together with hotels, banks, garages, library, doctor and dentist surgeries and a market twice a week. Opportunities for outdoor activities are abundant – walking, cycling, action sports and more are all accessible in the area and are a proven attraction.

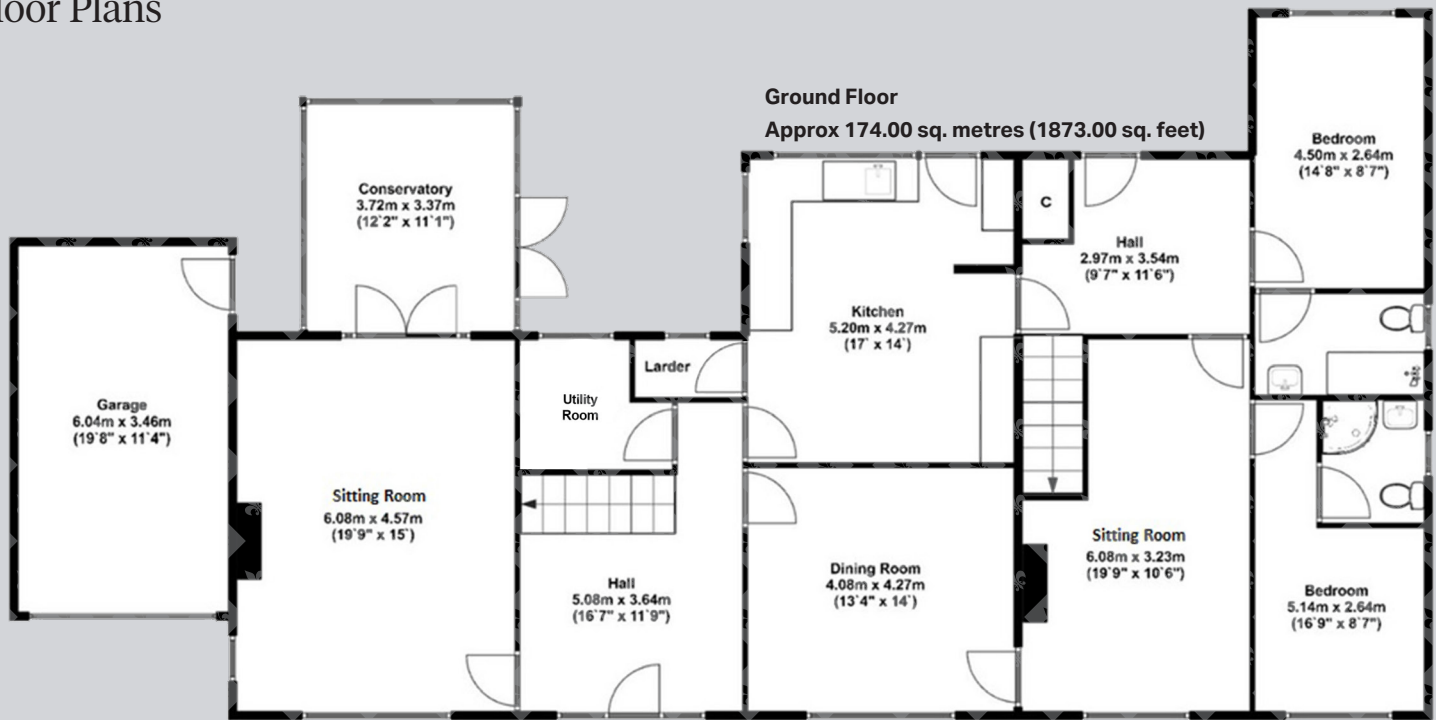
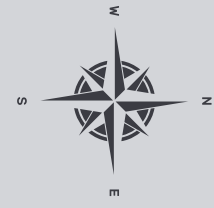
The regional centre of Penrith is also accessible and provides further comprehensive cultural, educational, recreational and shopping facilities.

There is a primary school in Braithwaite and the property is in the catchment area for Keswick School which offers schooling from 11-18 years.

For the commuter, the A66 is nearby and the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.



# Floor Plans



**First Floor**  
Approx 138.00 sq. metres (1485.00 sq. feet)

## Directions

Heading west on the A66, continue on the Keswick bypass to the roundabout; take the second exit to stay on the A66. After 1.9 miles take the exit on the left onto the B5292 signposted Braithwaite. Continue into the village for 0.3 miles and just before the Royal Oak Country Inn, turn right signposted Cockermouth/Thornthwaite. Continue along this road, bearing left at Longcroft and then turning left before the junction with the A66. Hermiston is the fourth property on the left hand side.

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. Oil fired central heating.

**Postcode**

CA12 5RY

**Council Tax**

Band A

**EPC**

Rating E

**Tenure**

Freehold

## Viewings Strictly by Appointment

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