

## Millbeck

**Offers over £1,250,000**

Bracken Hue, Millbeck, Keswick, CA12 4PS

A substantial detached five bedroom house occupying an extensive site in a stunning elevated rural setting in Millbeck village approximately two miles from Keswick and enjoying a spectacular panoramic vista to the majestic range of fells and Derwentwater.

### Quick Overview

Substantial detached house dating from circa 1930

Spectacular panoramic vista to the majestic range of fells and Derwentwater

Stunning elevated rural setting in Millbeck village

Approximately two miles from Keswick  
Five bedrooms and three bath / shower rooms

Living room, sitting room, study and garden room

Fitted dining kitchen and utility room

Basement storerooms

Extensive mature gardens

On-site parking spaces and car port for a motorhome

Property Reference: KW0399



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Ultrafast  
1000Mbps



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Living Room



Living Room



Kitchen



Study

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Utility Room

With fitted base and wall units, sink with mixer tap, ceramic wall tiling. Plumbing for washing machine and dryer.

#### Inner Hall

With radiator.

#### WC

With WC, wash hand basin, radiator.

#### Study

With radiator, built in cupboard.

#### Hall

#### Entrance Vestibule

With built in cupboard.

#### Living Room

With two bay windows, timber fireplace with wood burning stove and slate hearth, two radiators, built in cupboards.

#### Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, plumbing for dishwasher.

#### Dining Room

With two radiators.

#### Sitting Room

With two radiators.

### Lower Ground Floor:

With access door to basement storerooms.

#### Hall

With radiator.

#### WC

With WC, wash hand basin, radiator.

#### Garden Room

With two radiators, external door.



Living Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Storage Room

## First Floor:

### Landing

With radiator, built in airing cupboard.

### Bedroom One

With windows to two elevations, radiator.

### En-suite Shower Room

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

### Bedroom Two

With radiator.

### Bedroom Three

With windows to two elevations, radiator.

### Bedroom Four

With radiator.

### Bathroom

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

## Second Floor:

### Bedroom Five

With two radiators, two built in cupboards.

### Bathroom

With WC, wash hand basin, jacuzzi bath, ceramic wall tiling, radiator.

### Outside:

Front driveway providing on-site parking spaces, car port for a motorhome, stocked and shrubbed borders, side pathways, shed, oil tank, rear decked terrace taking full advantage of the views, and extensive lawned gardens and a sheltered patio with mature trees, stocked and shrubbed borders, greenhouse, vegetable and soft fruit beds, two sheds.

### Services

Mains water, electricity and drainage. Oil central heating.

### Tenure

Freehold.

### Council Tax

Band F.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

what3words: ///chips.kiosk.songs

### Price

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



Garden



Garden



Setting



Setting

Request a Viewing Online or Call 01768 741741

# 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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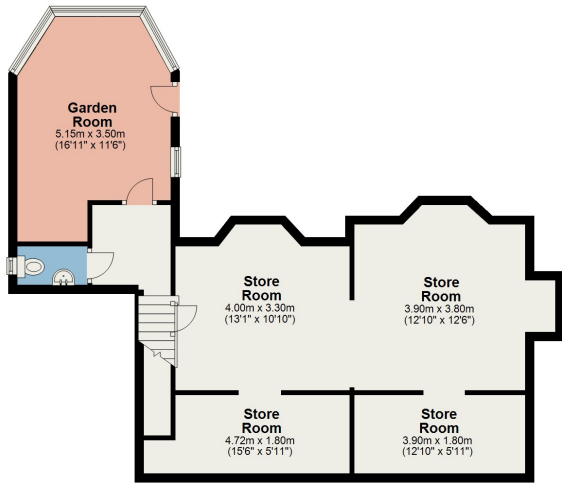


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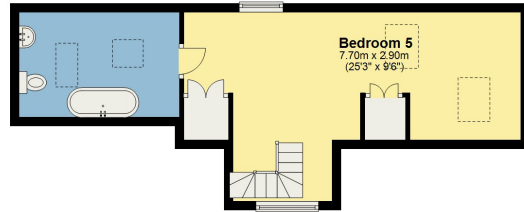
**Lower Ground Floor**

Approx. 69.9 sq. metres (752.7 sq. feet)



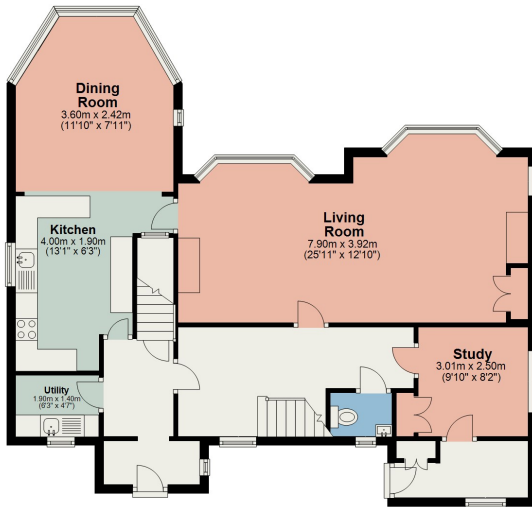
**Second Floor**

Approx. 34.5 sq. metres (370.9 sq. feet)



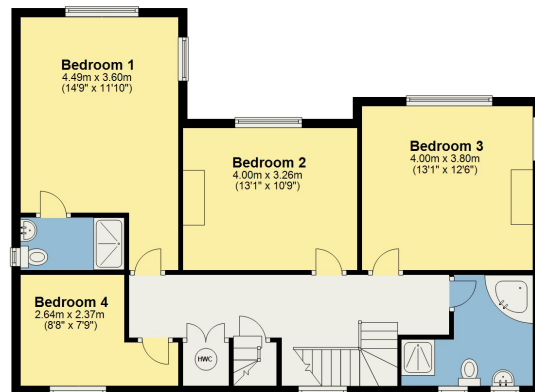
**Ground Floor**

Approx. 89.4 sq. metres (961.8 sq. feet)



**First Floor**

Approx. 80.3 sq. metres (864.7 sq. feet)



Total area: approx. 274.1 sq. metres (2950.0 sq. feet)

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. REF. Plan produced using PlanUp.

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