



St. Johns-in-the-Vale

Offers over **£1,650,000**

Bram Cragg, St. Johns-in-the-Vale, Keswick, CA12 4TS

With the current owners impending retirement, Hackney & Leigh present a rare opportunity to purchase an outstanding eighteenth century Grade II listed detached three bedroom former farm house together with an adjoining three bedroom cottage, substantial four bedroom barn conversion and two modern holiday lodges each providing two bedrooms.

Occupying a superb site extending to approximately 8.8 acres in total and successfully operating as a thriving established holiday letting business, Bram Cragg enjoys stunning panoramic fells views and a delightful rural Lakeland setting in the renowned St John's In The Vale valley nestling approximately five miles from Keswick and nine miles from Grasmere.

The present owners reside in the main house and successfully operate the adjoining cottage, barn conversion and two lodges for lucrative self-catering holiday letting.

Quick Overview

- Eighteenth century Grade II listed detached three bedroom former Lakeland farm house
- Adjoining three bedroom cottage which sleeps six
- Substantial four bedroom barn conversion which sleeps eight
- Two modern detached holiday lodges each providing two bedrooms
- Superb site totalling approximately 8.8 acres with surrounding mature grounds and paddocks
- Extensive range of outbuildings
- Delightful rural Lakeland setting
- Five miles from Keswick and nine miles from Grasmere
- Stunning panoramic fell views in the renowned St John's In The Vale
- Thriving successfully established self-catering holiday letting business
- Property Reference: KW0405



14



12



5



B



Standard
Broadband
Available



Multiple



Setting



Setting



Setting



Farmhouse Front Elevation

Accommodation

Bram Cragg House

Ground Floor:

Entrance Vestibule | Entrance Hall | Living Room | Dining Kitchen | Utility Room

First Floor:

Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bathroom | WC

The Cottage – Sleeps 6

Ground Floor:

Entrance Hall | Living Room | Dining Kitchen | WC

First Floor:

Bedroom 1 | Bedroom 2 / En-suite Shower Room | Bedroom 3 | Bathroom

The Barn – Sleeps 8

Lower Ground Floor:

Entrance Vestibule | Entrance Hall | Utility Room | Bedroom 1 / En-suite Shower Room | Bedroom 2 / En-suite Shower Room | Bedroom 3 / En-suite Shower Room

Upper Ground Floor:

Living Room / Dining Kitchen | WC | Bedroom 4 / En-suite Bathroom

Calf How Lodge – Sleeps 4

Ground Floor:

Entrance Hall | Living Room / Dining Kitchen | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bathroom | External Terrace

Sosgill Lodge – Sleeps 4

Ground Floor:

Entrance Hall | Living Room / Dining Kitchen | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bathroom | External Terrace

Outbuildings

Tractor Shed | Log Store | Store | Workshop | Former Garage | Laundry Room | Boiler Room | Steel Portal Frame Shed

Outside

Approximately 8.8 Acre Site | Entrance Driveway | Front Courtyard | On Site Parking Areas | Surrounding Landscaped Gardens | Large Pond | Summer House



Farmhouse Living Room



Farmhouse Dining Kitchen



Farmhouse Dining Kitchen



Farmhouse Bedroom One



Farmhouse Bedroom One



Farmhouse Bedroom Two

Services

Natural spring water supply with a water treatment plant. Mains electricity. Septic tanks providing drainage. Biomass wood pellet boiler installed in 2014 on a 20 year scheme. Solar roof panels with a 10KW system on a 20 year scheme from June 2015.

Tenure

Freehold.

Rateable Value

The holiday let accommodation rateable value is £15,500.

Council Tax

Bram Cragg House is band F.

Trading Figures

Trading figures are available for serious prospective purchasers.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From junction 40 of the M6 proceed west on the A66 towards Keswick. After approximately 12 miles turn left onto the B5322 where signposted to Threlkeld Quarry. Proceed and after approximately 2.5 miles the entrance drive to Bram Cragg is signposted on the left.

What3words

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Price

Offers over £1,650,000 are invited for consideration to include the business contents and goodwill.

Anti-money Laundering Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Farmhouse Bedroom Three



Farmhouse Bathroom



Outbuildings



Grounds

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.



Need help with **conveyancing**? Call us on: **01539 792032**



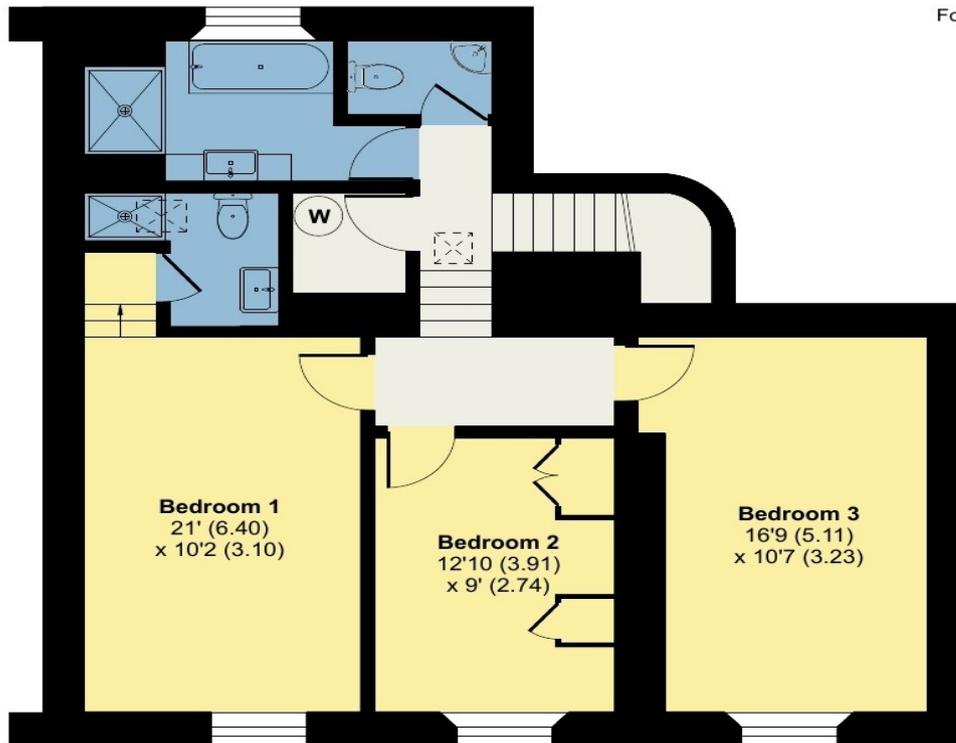
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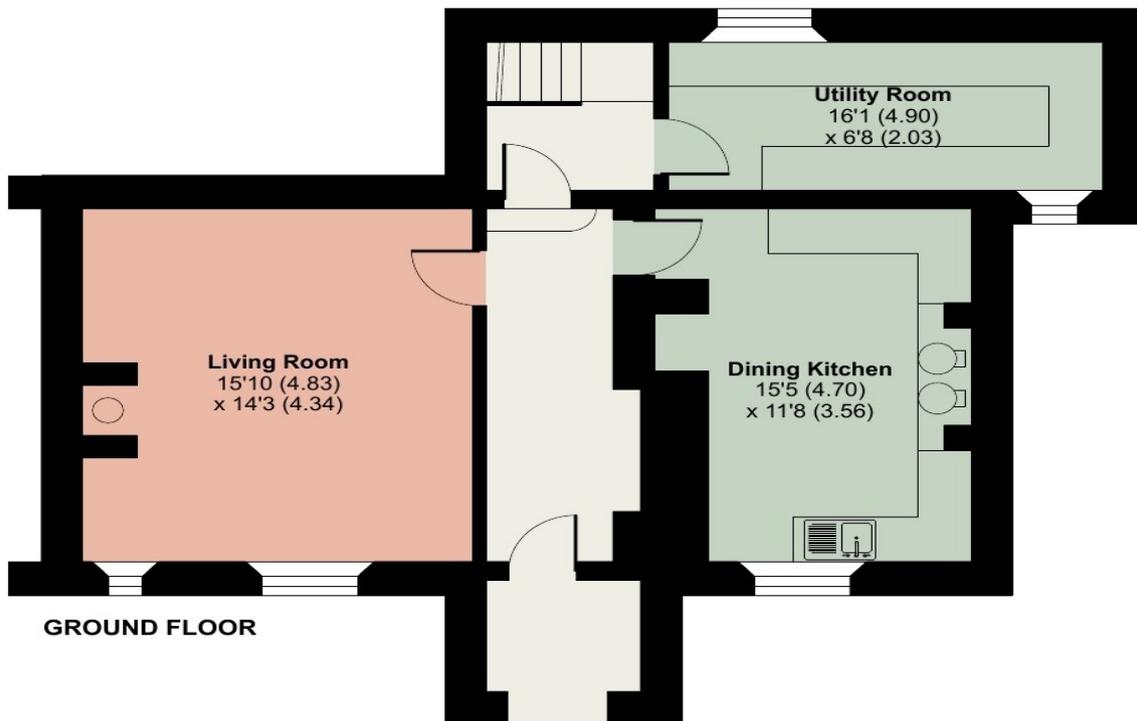
Farmhouse, Bram Cragg, St. Johns-in-the-Vale, Keswick

Approximate Area = 1490 sq ft / 138.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1204129

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