

## Braithwaite

£399,950

Rose Cottage, Braithwaite, Keswick, CA12 5SX

A charming two bedroom period terrace cottage located in the centre of Braithwaite village.

Benefitting from recent extensive upgrading by the present owners, the cottage is equally suitable for use as a primary home, recreational second home or for lucrative holiday letting.

### Quick Overview

Charming period terrace cottage

Central location in Braithwaite village

Only 2.5 miles from Keswick

Front and rear fell views

Two double bedrooms

Living / dining room and fitted kitchen

Front paved forecourt

Rear paved garden

Property Reference: KW0466



2



1



1



C



Superfast  
Broadband  
Available



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Kitchen / Rear Porch

## Accommodation

### Ground Floor:

#### Entrance Porch

#### Open Plan Living / Dining Room

With recessed fireplace and stone hearth with multi fuel stove, under stairs cupboard.

#### Open Plan Kitchen / Rear Porch

With fitted base and wall units, sink with mixer tap, integrated oven, induction hob and extractor unit, plumbing for washing machine, built in larder cupboard, lantern roof, external rear door.

### First Floor:

#### Landing

With built in airing cupboard including radiator.

#### Bedroom One

Front bedroom with radiator.

#### Bedroom Two

Rear bedroom with radiator.

#### Shower Room

With WC, wash hand basin, large shower cubicle with rain water head shower and detachable rinsing attachment, heated towel rail.

### Outside:

Front paved courtyard, rear paved garden with walled surround, additional rear garden area with raised flower bed, garden shed, store and shared store.

### Services

Mains water, electricity and drainage. Gas under floor central heating to the ground floor and radiators to the first floor.



Open Plan Living / Dining Room



Open Plan Kitchen / Rear Porch



Bedroom One



Bedroom One



Shower Room



Shower Room

### Tenure

Freehold.

### Council Tax

Band C.

### Flooding

The cottage experienced flooding in 2015.

### 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 in the road onto Croft Terrace then turn left at the signpost to Newlands and proceed across the bridge. The cottage is located on the right directly opposite the village shop.

### What3words

///leap.telephone.output

### Price

£399,950.

### Anti-Money Laundering Regulations (AML)

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).



Front View



Front View



Rear View



Rear Elevation

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



## Angela Bell

Viewing 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.



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



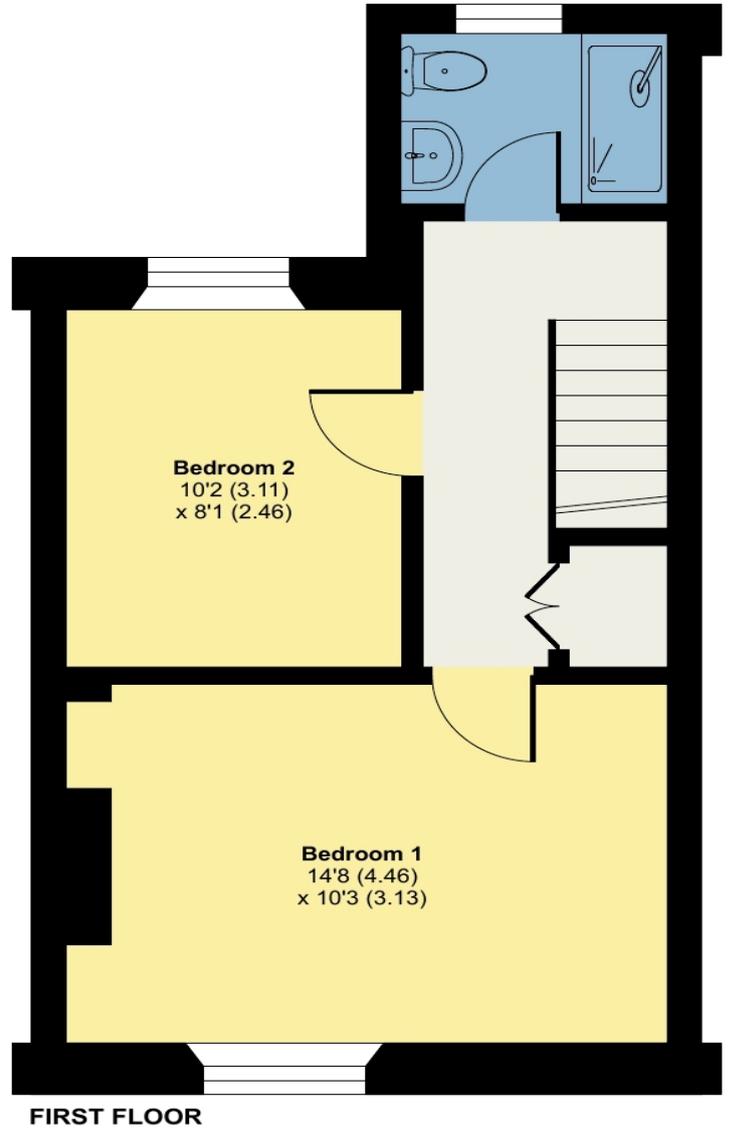
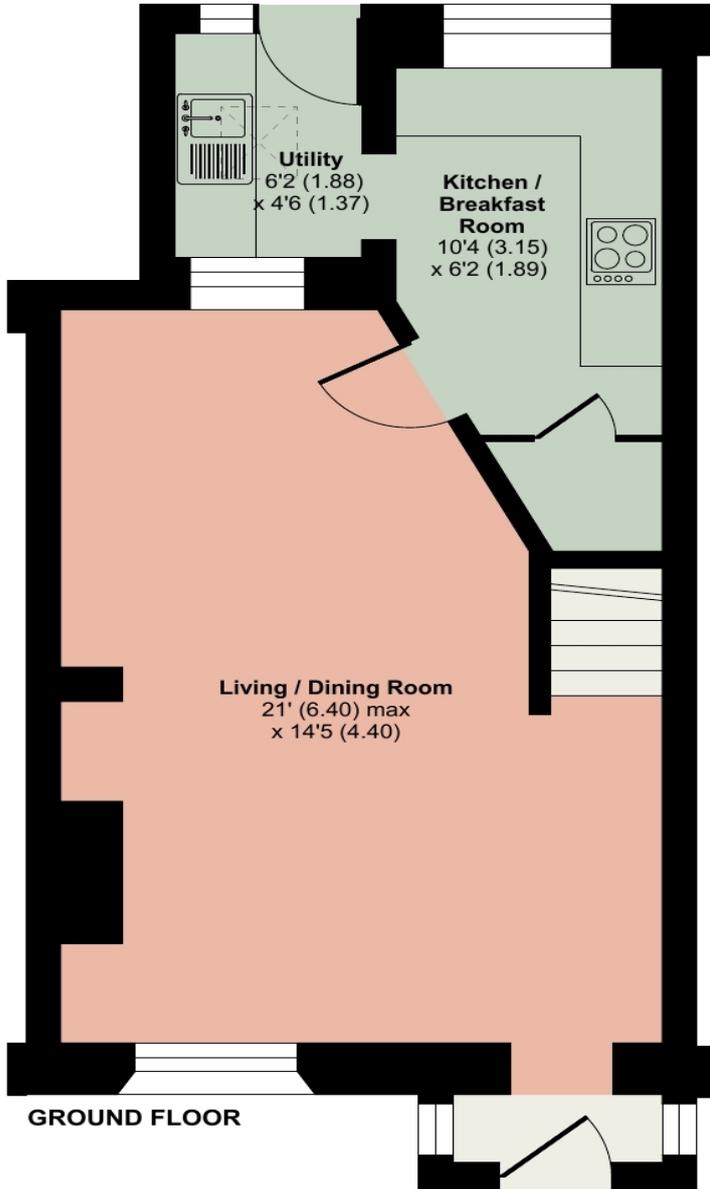
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

# Rose Cottage, Braithwaite, Keswick

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1293431

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/05/2025.

Request a Viewing Online or Call 01768 741741