



FINE & COUNTRY

Briar Rigg House
Brunndholme Road | Keswick





LAKELAND COUNTRY HOUSE

Briar Rigg House

A grand Victorian residence set on a magnificent two acre plot with panoramic fell views



Briar Rigg House is an exceptional late Victorian country house of grand proportions, set on a private two acre plot with delightful gardens and panoramic fell views. The residence is located in a highly desirable area of Keswick, a picturesque lakeside town in the northern Lake District National Park. The property would make a superb family home and offers income potential, presently having one luxury bed & breakfast bedroom.

The property dates back to the late 19th Century and has retained a great deal of the original Victorian charm and features, with stately proportions, beautiful archways and ornate fireplaces in most rooms.

The main entrance leads into a breathtaking entrance hall with stained glass window and grand staircase up to a spectacular galleried landing. Off the entrance hall are two generous reception rooms, both with high ceilings, wood burning stoves and views of the gardens, with the rear room having French doors out onto a patio.



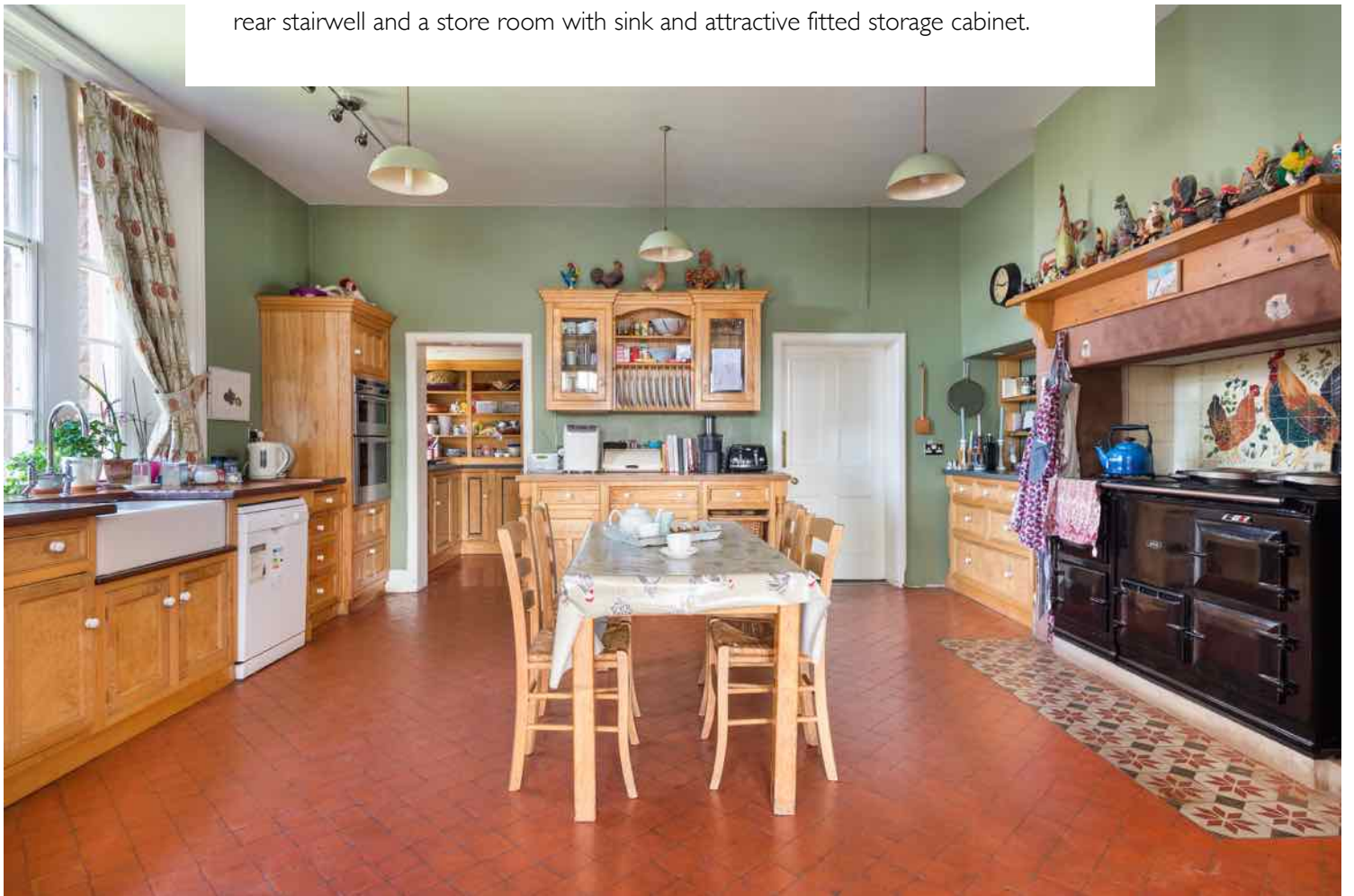


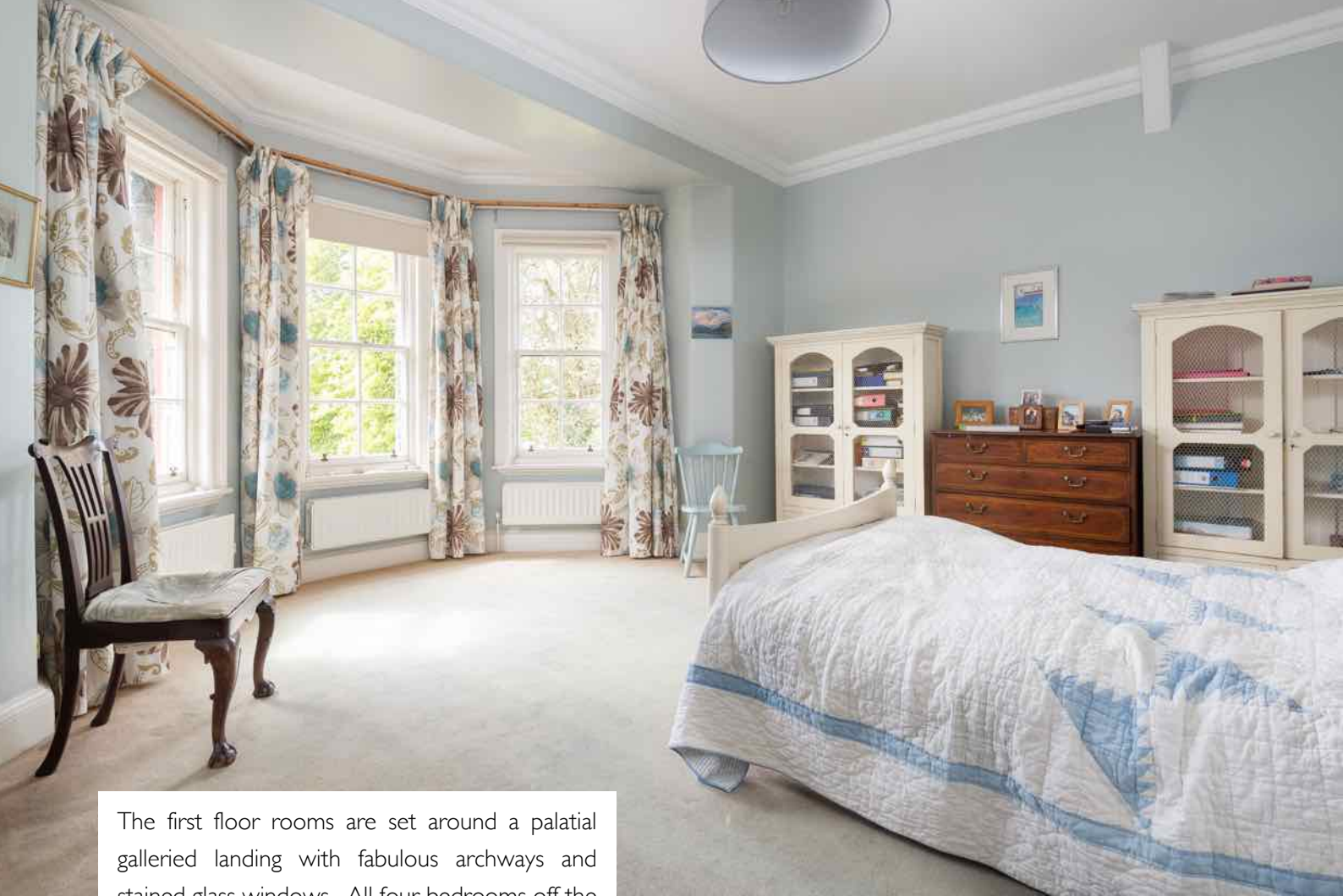




To the other end of the ground floor is a third reception room, which presently serves as an informal dining and workroom with lovely garden views from the bay window. Sliding doors extend the room into the kitchen, creating an entertaining and dining space extending over nine metres.

The kitchen is fitted with bespoke solid wood cabinetry, with Belfast sink and a gas Aga range with companion cooker. Off the kitchen is a useful pantry room and a utility/boot room with rear door to the garden. The ground floor is completed by a cloakroom, rear stairwell and a store room with sink and attractive fitted storage cabinet.





The first floor rooms are set around a palatial galleried landing with fabulous archways and stained glass windows. All four bedrooms off the landing are of generous proportions, with good views and three having ornate fireplaces. The largest front bedrooms have exceptional views across the gardens to the Borrowdale Valley and fells.

There are two bathrooms off the landing, with one having a walk-in shower and the other a luxurious roll top bath. A rear stairwell gives access to a fifth bedroom and shower room, which are presently let as bed and breakfast accommodation.





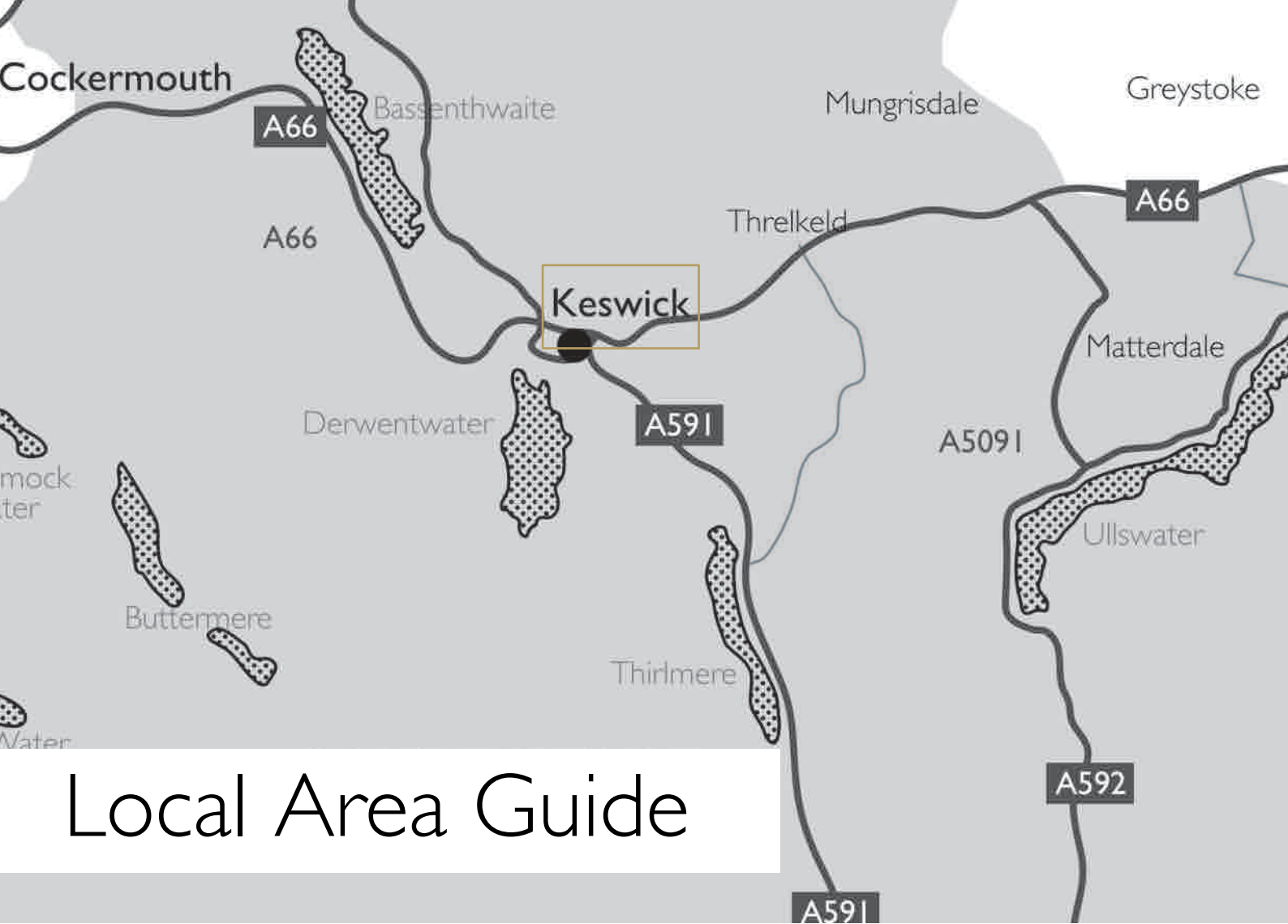
In the garden

Briar Rigg is set on a magnificent two acre plot, with beautiful landscaped gardens set against the backdrop of Skiddaw and Latrigg fells. To the front of the house the original tennis court has been transformed into a superb south facing lawn garden with summer house and terrace to relax and enjoy the surrounding fell views. At the end of the garden a pergola leads into a large plot, presently used as a kitchen garden with raised beds, orchard and wildflowers meadow.

At the front a tree lined gated driveway leads up to a large parking area and formal garden with box hedging and patio. There are flexible use outbuildings at the side of the property, including a wooden double garage, large greenhouse, wooden stable block and stone workshops/stores.







Local Area Guide

The property is in a prime location on the edge of the Lakeland market town of Keswick, within walking distance of schools, shops and amenities. There are parks, leisure facilities and a wealth of country pursuits and walks on the door step, with Latrigg Fell just behind the property. The town is set on the shores of Derwentwater, with two marinas and is the ideal base for exploring the northern Lake District with popular destinations, including Whinlatter Forest close by. The A66 offers excellent transport links to the M6 and West Coast Main Line train station in Penrith.



Whinlatter

Whinlatter forest is a short drive away with outdoor activities for everyone, including hiking and biking trails, Go Ape and play zones for kids. The visitor centre has a shop and cafe with balcony - perfect for spotting wildlife while enjoying lunch.

Food & Drink

The Cottage in the Wood

An award winning 17th Century restaurant located in the heart of Whinlatter, serving fresh creative food made with locally sourced produce

thecottageinthewood.co.uk



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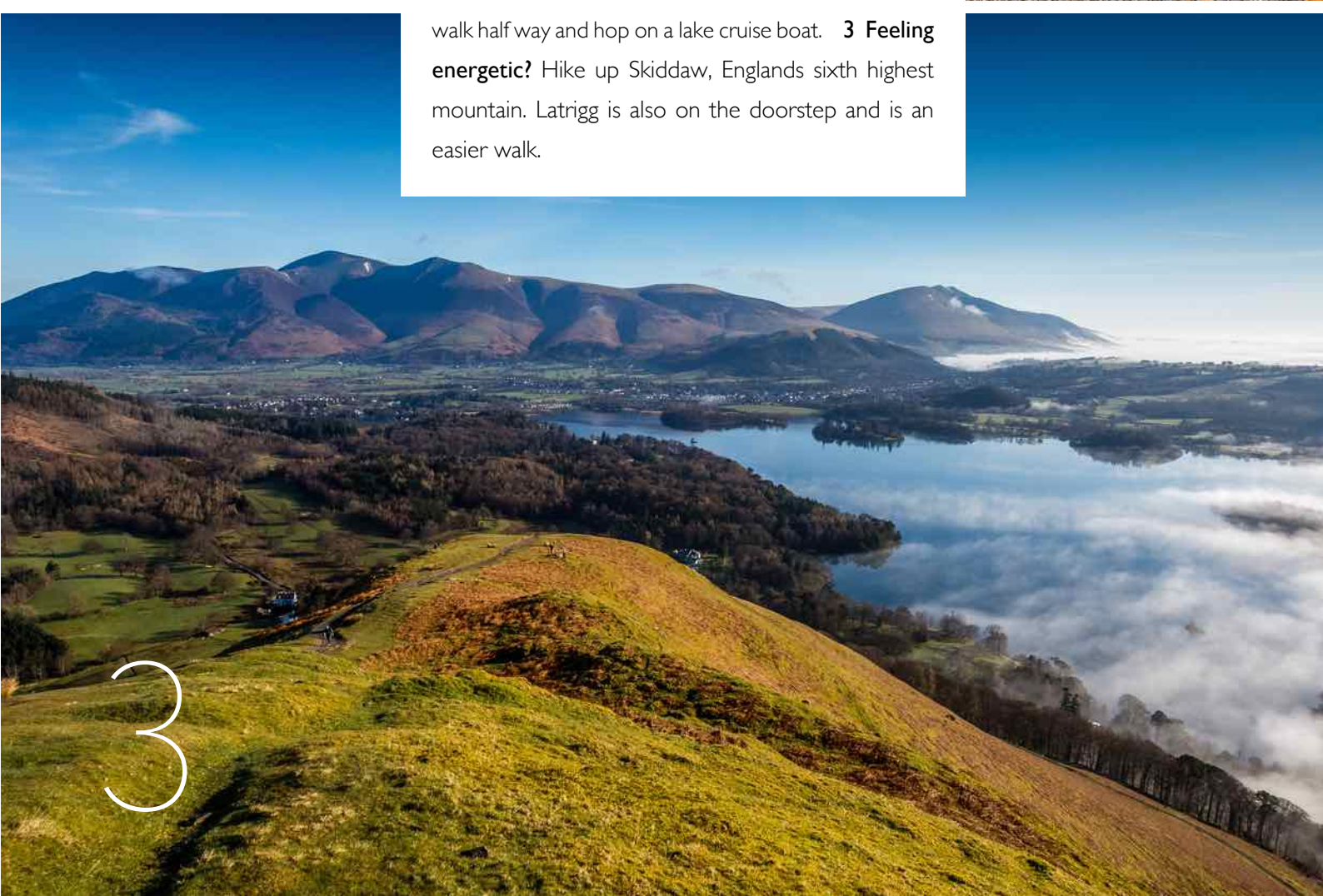


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Leisure time...

1 Treat yourself to afternoon tea at a lakeside hotel - try Lodore Falls hotel or the new café at the Theatre by the Lake in Keswick **2 Make a day of it** and enjoy the scenic 9.5 mile walk around Derwentwater lake shore or walk half way and hop on a lake cruise boat. **3 Feeling energetic?** Hike up Skiddaw, Englands sixth highest mountain. Latrigg is also on the doorstep and is an easier walk.

3



further info

On the road

Keswick town centre - 0.4 mile, 2 min

A66 - 1 mile, 3 min

Penrith Train Station - 18 miles, 24 min

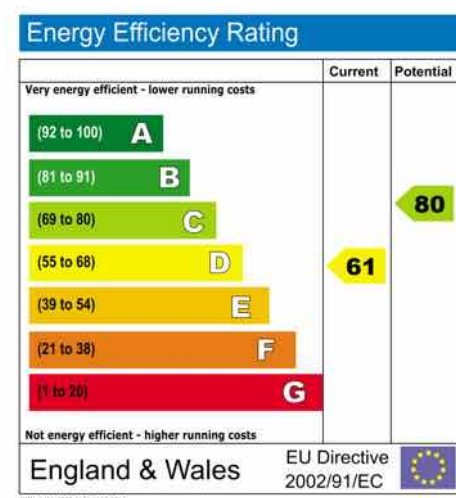
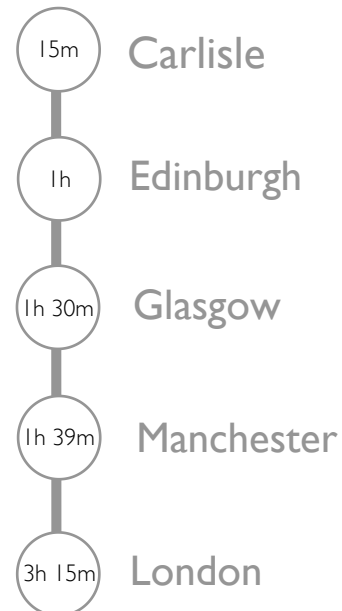
M6 junction 40 - 17 miles, 21 min

Newcastle airport - 90 miles, 1 hr 44

The above journey times and mileages are for approximate guidance only and have been sourced from the fastest suggested route on Google Maps from the property postcode.

Rail journeys

Based on approximate direct train journey durations from Penrith North Lakes. Train service durations vary, check nationalrail.co.uk for further details.



Services

- Mains water, electricity, drainage and gas
- Gas central heating

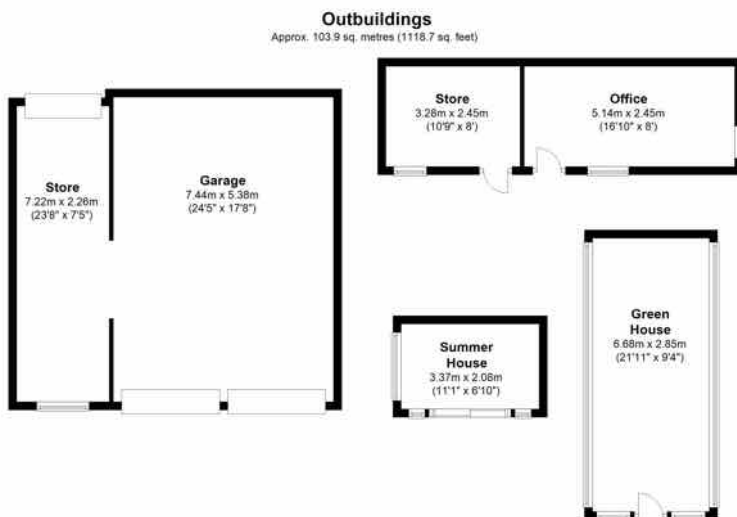
Council Tax band: G

Getting to Briar Rigg House From M6 junction 40 at Penrith travel west along A66 to Keswick. Go past the first exit to Keswick and at the Crosthwaite roundabout take the first exit into Keswick. Pass the Pheasant Pub on the righthand side and take the first left on Brundholme Road, signposted Briar Rigg. Follow the road and Briar Rigg House will be on the right hand side just after the turn off for Winderbrowe.

Address: Briar Rigg House, Brundholme Road, Keswick, CA12 4NL

To view: Strictly by appointment only with Fine & Country
Telephone **01768 869007** or email northlakes@fineandcountry.com

Measured floor plans



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and while every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property.

For a free valuation Telephone **01768 869007** or email northlakes@fineandcountry.com

Fine & Country

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