

# PEK

Brackenburn Lodge, Manesty, Keswick, Cumbria CA12 5UG

Offers over £825,000





## LOCATION

Lying towards the southern tip of Derwentwater, within the Lake District National Park and UNSECO world heritage site. Brackenburn Lodge enjoys an idyllic rural situation nestled beneath Catbells amidst dramatic countryside, yet is just 5 miles from the thriving market town of Keswick and amenities.

## PROPERTY DESCRIPTION

A unique property steeped in history, nestled beneath Catbells forming a dramatic backdrop and surrounded by garden carved out from the rock.

Built in 1905 by the Richardson family as a music room and double garage to Backenburn. The famous novelist Sir Hugh Walpole, a prolific author, extended above to create a writing room and described it as this enchanted place, this paradise on Catbells and it was visited by many other literary fellows including Beatrix Potter and J.B.Priestley. A circular plaque can be seen to commemorate this property with Hugh Walpole.

Set over three levels, garage and utility on the ground floor, kitchen, sitting room, enjoying lake views, on the first floor along with a bedroom and ensuite. Then a further three bedrooms and two bathrooms on the second floor, with period features throughout.

## ACCOMMODATION

### FIRST FLOOR

#### Hallway

1.44m x 3.49m (4' 9" x 11' 5") Accessed via part glazed wooden door, wooden flooring, radiator, stairs to second floor and stairs to ground floor.

#### Living Room

5.40m x 5.45m (17' 9" x 17' 11") A spacious and light room where Hugh Walpole composed his literature, an expansive bay window to the front elevation overlooking Lake Derwentwater and the surrounding fells with a window seat, two windows to the side elevation, feature open fireplace with wooden mantle, book shelf to alcove, three radiators and exposed beams.

#### Kitchen/Dining Room

Split into two areas via a raised step.  
Dining Area - 2.23m x 3.82m (7' 4" x 12' 6")  
Kitchen - 2.12m x 4.74m (6' 11" x 15' 7")

A large light room with window to the front elevation with views over the garden towards Lake Derwentwater, windows to the rear and side elevation, fitted with wall and base units with wooden work surfacing, sink with mixer tap and drainer, tiled splashback, electric oven and hob with extractor over, integrated dishwasher, integrated fridge/freezer, island area with base units, original cupboards to one wall and spotlights. Step leads you up to the dining area with a radiator and ample space for a dining table.

#### Half Landing

Window to the side elevation.

#### Bedroom 1

02.51m x 2.62m (8' 3" x 8' 7") Single bedroom with window to the side elevation and a radiator.

#### En-Suite

1.38m x 1.51m (4' 6" x 4' 11") Incorporating tiled shower cubicle, WC, wall mounted wash hand basin with shelf, mirror and light above, extractor fan, radiator and spotlights.

## SECOND FLOOR

#### Landing

4.16m x 1.99m (13' 8" x 6' 6") Window to the side elevation, radiator, original cupboard housing the hot water cylinder and shelved storage, doors to all rooms.

#### Bathroom

2.78m x 1.99m (9' 1" x 6' 6") Four piece suite comprising tiled shower cubicle with electric shower, bath, WC, pedestal wash hand basin with shelf, mirror and light above, tiled walls, radiator, window to the side elevation and Jack & Jill door into:-

#### Bedroom 2

4.15m x 3.30m (13' 7" x 10' 10") Currently used as a lounge with patio doors to the garden, window to the side elevation, radiator and Jack & Jill door into:-

#### Bedroom 3

5.07m x 3.29m (16' 8" x 10' 10") A large spacious room with dual aspect windows to the front and side elevation overlooking Lake Derwentwater towards surrounding fells and a radiator.

#### Bedroom 4

4.35m x 3.78m (14' 3" x 12' 5") A light room with outstanding views over the lake towards the surrounding fells, window to the front elevation and a radiator.

#### En-Suite

1.19m x 2.43m (3' 11" x 8' 0") Window to the front elevation with fantastic views, tiled shower cubicle with electric shower, WC, pedestal wash hand basin with shelf, mirror and light above, radiator and partially tiled walls.

## GROUND FLOOR

#### Utility Room

2.54m x 4.31m (8' 4" x 14' 2") Plumbing for a washing machine, Worcester boiler, door to the rear, door to integrated garage, radiator, door into cupboard housing electric meters and stairs to first floor.

#### Garage

5.99m x 5.46m (19' 8" x 17' 11") A large double garage, two windows to the side elevation, power and two wooden and glass sliding doors to the front.

## EXTERNALLY

#### Gardens

Mature gardens with shrubs and perennials, slate chipping pathways, slate steps and a slate patio area to the side. There is an enclosed garden to the side of the property with wooden steps to an area which is mainly laid to lawn with a wooden seating area, the garden has mature trees and hedges to the boundary. The oil tank is located at the bottom of the steps.

## ADDITIONAL INFORMATION

#### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

## Tenure & EPC

The tenure is freehold.  
The EPC rating is F.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, private water supply, septic tank drainage; oil-fired central heating; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band G

Viewing: Through our Keswick office, 017687 74546.

Directions: From the M6 leave the motorway at junction 40, A66 Penrith. Follow the A66 west towards Workington and the west/north lakes, and proceed to Keswick. At Keswick, take the second turning on the left after the roundabout signed to Portinscale and Grange, this turning brings you into Portinscale village. At this stage follow all signs to Grange, the road will take you over a cattle grid and through two sharp hair pin bends which brings you up behind the Lake. Continue along this road until you eventually come to Brackenburn Lodge on the right hand side (approximately 3.5 miles from the A66).





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>68</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>24</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Approximate total area<sup>(1)</sup>**

1951.73 ft<sup>2</sup>  
181.32 m<sup>2</sup>

**Floor 0**

**Floor 1**

**Floor 2**

<sup>(1)</sup> Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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