

WYCHWOOD,
BRAITHWAITE,
KESWICK

Edwin
Thompson



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Wychwood, Braithwaite, KESWICK, Cumbria, CA12 5SZ

Brief Résumé

A fabulous opportunity to acquire a four bedroom detached family home offering unparalleled views of the surrounding Lakeland fells. Situated in the popular village of Braithwaite, this property sits in approximately 7.8 acres of land. Potential building plots subject to statutory permission

Description

Wychwood is an exceptional detached house set in a tranquil, elevated position with 7.8 acres of private land, ensuring privacy and breathtaking views. The current vendors have fully modernised the property to offer an idyllic retreat offering the best of both worlds, a fabulous family home set in a beautiful location with the convenience of being a short walk into the charming village of Braithwaite and Keswick Town.

Braithwaite village has a local village shop, three pubs, a café, primary school and Village Hall. A great bus route departs from the village giving access to all areas of the National Park. Keswick town is 3 miles from the property and has an array of independent shops, cafes, bars, restaurants, the famous Theatre by the Lake, Cinema and Derwentwater lake.

As you approach Wychwood, you travel along the top road above the village, Wychwood is the last property along the road. A drive way takes you up to the property where an abundance of parking can be found. From the driveway a path takes you to the front door. Entering the property, you are greeted with a large entrance hall with plenty of room to discard muddy boots and shoes. Venturing to the right a door takes you to the utility room that has a separate WC, a door to a large storage area and a further door to the garage with electric up and over door. Returning to the entrance hall a further door gives access to a double bedroom with en-suite shower room.

A staircase leaves the entrance hall and takes you to the first floor, this is where the magic happens. The open plan kitchen/diner is in front of you and there's no doubt this is the heart of the house, with double aspect windows providing panoramic views from every angle and flooding the room with natural light, making it the perfect space for both everyday living and entertaining. Original



Parque flooring travels throughout this space to a door that enters the sunroom to the rear of the house, with lovely views of the rear aspect. The next wonderful space is the lounge, a standout feature of this home, with stunning floor-to-ceiling windows that let in an abundance of light whilst offering magnificent views of Skiddaw, Blencathra, Helvellyn and beyond. Further along the landing the master bedroom has double aspect floor to ceiling windows, again with breathtaking views. Bedroom two looks to Barf fell and sale fell and has the benefit of built in wardrobes with part mirror fronts. Bedroom three looks to the rear garden and the woodland beyond. Last but not least is the bathroom, with large walk in shower, separate free standing bath and fully tiled throughout.

To the outside, the driveway winds up to the large parking area. From here, you can take a few steps up to a brilliant, decked area with various seating arrangements, built in BBQ station, stunning views and a 6-8 seater spa/hot tub. The garden is steeped and blends naturally into the vast grounds where you can explore, play and take in the breathtaking natural surroundings.

What3words: //tactical.dispensed.latitudes

Accommodation:

Entrance

Entrance door with glazed panels to the side, located off the path from the parking area, entering in to:

Entrance Hall

Great light and airy space with plenty of room to discard muddy boots, shoes and coats. Staircase to first floor. Radiator. Recess lighting. Door to:

Bedroom Four

Double bedroom. Two windows to the front. Radiator. Door to:

Ensuite

Shower cubicle with Mira Zest electric shower. WC. Wash hand basin. Fully tiled to floor. Ladder style radiator. Recess lighting.



Utility Room

Floor mounted oil-fired boiler. Belfast sink and taps. Window to front. Plumbing for washing machine. Space for tumble dryer. Doors to:

WC

WC. Window to front. Tiled to walls.

Garage

Electric up and over door. Two windows facing the front. Cupboards and worktops. Light and power.

Storage Room

Great storage space that runs the length of the house with light and power.

Staircase from Entrance Hall leading to First Floor

Landing

Half landing with window. Light and bright on the staircase. Two radiators. Access to all rooms. recess lighting. Airing cupboard housing hot water tank and shelving.

Kitchen/Diner

Fabulous with Parquet flooring throughout. The dining area has a picture window looking to the front with views of Latrigg, Skiddaw and Blencathra. A further picture window looks to the side with views of Clough Head, Helvellyn, Great Dodd and Castlerigg. Wall mounted flame effect electric fire. Radiator. Recess lighting. Space for dining table, chairs and soft furnishings.

The kitchen has a full range of modern wall and base units with contrasting work tops. One and a half bowl sink and drainer. Integrated Fridge/freezer, dishwasher and wine fridge. Cooker with electric extractor above. Large window looking to the side with views. Recess lighting. Part glazed door to:

Sun Room

Glass panels set in wood frame. Looks to the rear garden. Door to each end to access the outside garden.



Lounge

Fantastic room with two floor-to-ceiling windows looking to the front with stunning views of the surrounding Lakeland Mountain ranges. Wood burning stove set in the chimney breast with slate hearth and solid wood mantle above. Two radiators. Recess lighting.

Master bedroom

Large double bedroom. Double aspect windows with wonderful views of an array of mountain ranges. Built in wardrobes with part glass front. Recess lighting. Radiator.

Bedroom Two

Double bedroom. Double aspect windows to the side and rear garden with views. Built in wardrobes with part glass front. Radiator. Recess lighting

Bedroom Three

Double bedroom. Window looking to the rear garden. Radiator. Recess lighting.

Family Bathroom

Large walk-in shower with Mira electric shower. Free standing bath. WC. Wash hand basin set in vanity unit. Fully tiled to floor and walls. Window to the rear. Chrome ladder style radiator. Recess lighting.

Outside

Accessed via driveway to large parking area. laid to lawn to front. To the rear and side is a good-sized decked area with various seating options for relaxing and entertaining. Built in BBQ station, and a Blue Whale 6-8-person spa/hot tub. The garden extends up and along and is mainly laid to lawn with wooded area, mature trees, shrubs and plants. The land to the west extends to 7.3 acres and is woodland and grazing land. There is the potential to build on the land as it has separate access as well as access from the driveway. This would be subject to the relevant planning permissions.

Services

Mains water, electricity and drainage are connected. Heating is via an oil fired boiler located in the utility room. Hot water is provided by a hot water tank. Oil tank is located to the side of the house.



Mobile phone and Broadband services

CA12 5SZ Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
Vodafone	Indoor	✗	✗	✗	✓
	Outdoor	✓	✓	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Tenure

Freehold

Agent's Note

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client that the council tax band is G and for the current year 24/25 is an annual charge of £3983.13



CA12 5SZ Broadband

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✗
ADSL	✓

Average in CA12 5SZ in the last 12 months:

⬇ Download: 33.3 Mbps

⬆ Upload: 7.2 Mbps

*Information provided by the thinkbroadband.com website.

Based on using BT as a provider ONLY

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3665712



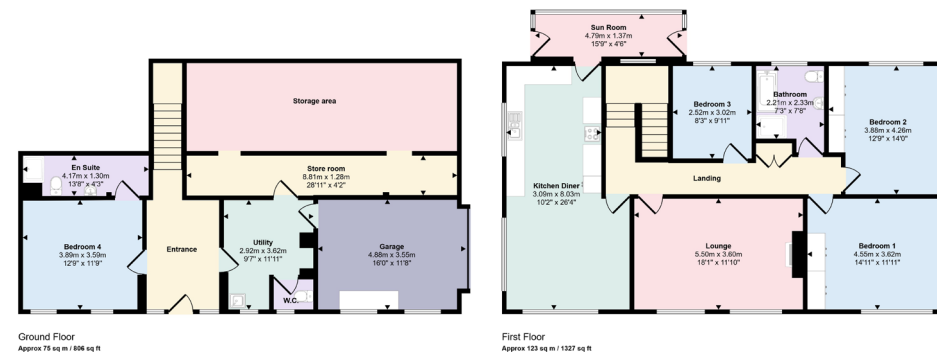
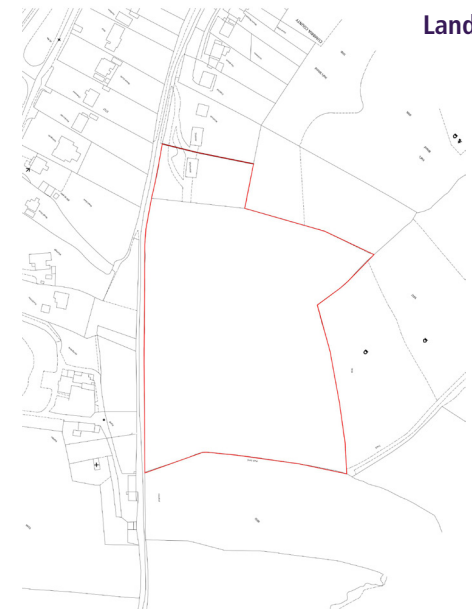
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Edwin Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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