

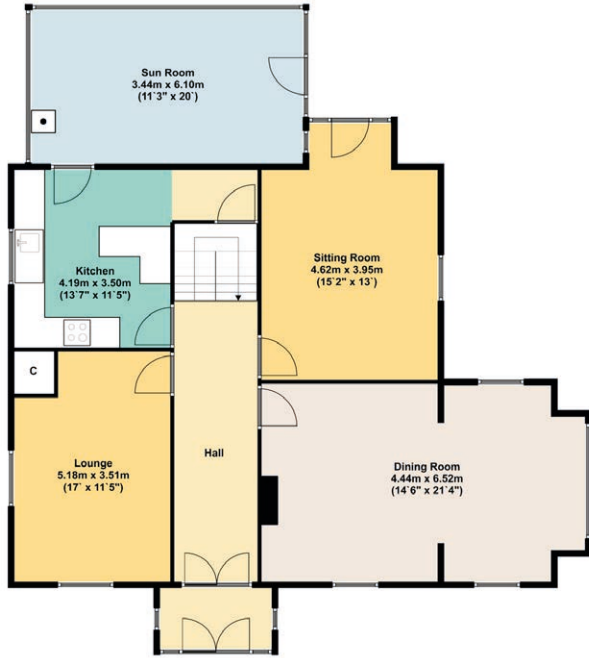
SCENERY HILL HOUSE  
BRANTHWAITE  
WORKINGTON

Edwin  
Thompson

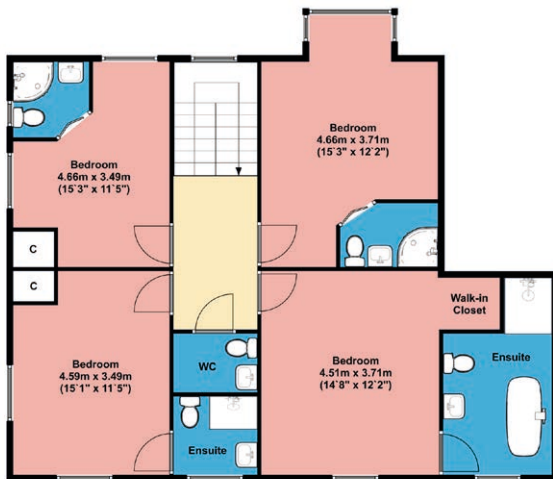


# SCENERY HILL HOUSE

BRANTHWAITE, WORKINGTON, CUMBRIA, CA14 4SZ

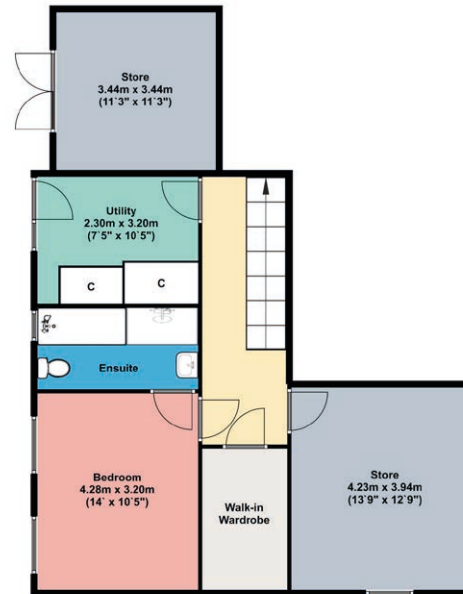


Coach House



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



Lower Ground Floor



### Brief Résumé

Stunning FIVE bedroomed Georgian period property within its own delightful large grounds recently undertaken complete renovation. Rural position with stunning views overlooking the Lakeland fells. Business opportunity available with relevant planning. Early inspection advised.

### Description

This prestigious period house located in an outstanding position displays many original features together with the benefits of having undergone extensive modernisation by the current vendor to include modern comforts such as double glazing, gas-fired central heating and contemporary fitted bathrooms, kitchen, and utility room.

The accommodation is of elegant proportions, and offers, on the ground floor: entrance vestibule, spacious reception hall, four large reception rooms - currently used as lounge, dining room, sitting room and sunroom - and a breakfast kitchen. On the first floor there are four double bedrooms - each with their own luxury en-suite - and a house WC/Cloaks. The basement offers two large store areas (one accessed externally), double bedroom with en-suite bathroom and utility room. Outside, the house is approached via a large driveway with parking for many vehicles, and it sits within generous landscaped gardens on all sides, which include formal and informal areas, former tennis court, and garden stores/ sheds. There is also "The Coach House" - an additional business/family accommodation opportunity with bedroom, kitchenette, WC, shower room and mezzanine bedroom. To the rear of The Coach House is a private patio complete with hot tub. Also within the gardens is the owner's office/studio and large, recently installed Scandinavian BBQ hut, all complete with extensive outdoor lighting throughout the grounds for the dark evenings. Perfectly ideal for those with hobbies or home business.

Scenery Hill House enjoys an elevated position on the edge of Branthwaite with panoramic views towards the Lorton Vale, Scafell Pike, Pillar, Great Gable and indeed enjoys delightful outlooks in all directions over the gardens. The entrance to Scenery Hill House is off Fifkettle Brow, nestled between the Lillyhall Roundabout and the delightful village of Dean. The property is just 20 miles west of Keswick. Keswick is the main tourist centre for the northern part of the Lake District National Park and has a wide range of amenities and visitor attractions. High Lorton and Lorton Vale is just 10 miles east - a quieter and more tranquil area which offers stunning scenery, and just a few miles south are the picturesque lakes of Loweswater, Crummock Water and Buttermere. Branthwaite is a very popular area to live, and has a successful primary school, together with village hall, pub, local church, and strong community spirit. For everyday requirements, continuing North on the A595 you reach Cockermouth, a busy Georgian market town, itself offering an extensive range of local facilities and popular secondary school etc.

### Directions

From Keswick take the A66 in a westerly direction towards Cockermouth. On arriving at the major roundabout junction at Cockermouth, take the left hand turning onto A5086, and continue for just over 4 miles, and then take the right hand turning "Dean". Once arriving at the C of E Primary School, turn left into Fifkettle Brow and continue along the road and the property is on your lefthand side.



**Accommodation:**

**Ground Floor**

**Entrance Vestibule**

Entrance door. Door to:

**Hallway**

Access to three reception rooms and kitchen. Staircase to first floor.

**Lounge**

Two windows. Radiator.

**Dining Room**

Four windows. Fireplace. Radiator.

**Sitting Room**

Window. Radiator. External door to rear.

**Kitchen**

Window. Good range of base and wall units. Oven. Hob. Sink. Door to sunroom. Open to:



**Understairs**

Sliding door and staircase to basement.

**Sunroom**

Windows with splendid garden views. Fireplace. Radiator.



**First Floor**

**Landing**

Window. Access to four bedrooms (all en-suite) and house WC/cloakroom.

**Bedroom One**

Window. Radiator. Kitchenette area. Door to:

**En-Suite**

Window. Slipper bath. Shower cubicle. WC. Washbasin. Radiator.

**Bedroom Two**

Two windows. Radiator. Door to:

**En-suite**

Window. WC. Washbasin. Shower cubicle.

**Bedroom Three**

Bay window. Radiator. Door to:

**En-Suite**

WC. Washbasin. Shower cubicle.





**Bedroom Four**

Two windows. Radiator. Door to:

**En-Suite**

WC. Washbasin. Shower cubicle.



**Basement**

**Passageway**

Access to bedroom five, walk-in wardrobe, store, and utility room.

**Bedroom Five**

Two windows. Radiator. Door to:

**En-Suite**

Window. Bath. WC. Washbasin. Shower cubicle.

**Walk-in Wardrobe**

Light.

**Store**

Window. Light. Broadband internet server.

**Utility Room**

Window. Two cupboards. Plumbing for washing machine. External door.

**Gardens and Grounds**

Extensive mature grounds extend to all four sides of the property incorporating landscaped and less formal areas with many fine mature trees and shrubs, and spacious lawns. Parking for many vehicles. Electric vehicle charge point (installed July 2022).

**Services**

Mains electricity, water, and drainage are connected. Central heating and water heating provided by the gas-fired boiler.

**Agents Notes**

Our client informs Edwin Thompson the "Broadband internet server" located in the Store has supporting hardwired internet ethernet points to all bedrooms, as well as Wi-Fi boosters to the garden office, coach house, and external in gardens.

**Council Tax**

Our client informs Edwin Thompson as to being "Band F".



**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: K 3104759



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