

**MILL HOUSE,  
BRAITHWAITE, KESWICK**

Edwin  
Thompson



[Zoopla.co.uk](https://www.zoopla.co.uk)

[onTheMarket.com](https://www.onthemarket.com)



[rightmove.co.uk](https://www.rightmove.co.uk)  
The UK's number one property website

# Mill House, Braithwaite, Keswick, Cumbria, CA12 5SX.

## Brief Résumé

A charming and most individual four bedroomed detached property offering easily maintained accommodation on two levels with ample parking, detached garage, and garden. Delightful location in the centre of the village with fine views, no upward chain.

## Description

Mill House lives up to its name by being the former mill to the adjacent Coledale Beck with the original mill being retained and displayed to the front of the property. The property has been under current ownership since the early 1970s and has been greatly extended to the south-facing end to accommodate a large Family/Sunroom with separate external access to the front and rear. There is further spacious and attractive accommodation with a pleasant rear garden which is mostly private given its location, and being slightly elevated from the road, offering far reaching views both from the principal rooms and outside.

The accommodation is well presented, has double glazing, and benefits from gas-fired central heating. Briefly the accommodation is arranged to provide at lower ground level: Hallway, Living Room, Dining Room, fitted Kitchen with integral appliances, and a fantastic modern Family/Sunroom. On the upper floor is four bedrooms and a bathroom and the Master Bedroom is equipped with a shower cubicle and wash hand basin. Outside to the front is a gated driveway, with space for several vehicles and access to the main entrance door, garage, and side aspect access to the rear garden, which is laid mostly to lawn.



The property is located within the heart of the village of Braithwaite, a delightful location and ideally positioned for walking and exploring the northern half of the Lake District National Park, now a World Heritage Site. The village is popular with visitors and is at the foot of Whinlatter and Newlands pass, yet just minutes from the A66 with easy access to the towns of Keswick, Cockermouth, Penrith, and convenient access to the M6. Mill House is within a very short walking distance of the village shop, three pubs, a restaurant, and cafe. It is also close to the village primary school and a pickup point for the bus to Keswick School.

## Directions

From Keswick leave the town centre in a north westerly direction via Main Street and High Hill (B5289), at the junction with the A66 turn left towards Cockermouth. Pass the turning for Portinscale and take the next left hand turning into Braithwaite, towards the village shop, and straight after the humpback bridge, turn right. Mill House is directly in front of you approximately 50 yards on the left.

## Accommodation:

### Ground Floor

#### Entrance Porch

Entrance door. Windows. Door to:

#### Hallway

Cloaks cupboard. Door to Living Room. Door to Kitchen. Staircase to first floor.



## Living Room

Dual aspect windows. Feature room with beams and curve to external wall. Gas fire with slate surround. Radiator.

## Kitchen

Window. Good range of base and wall units in dark oak shaker style. Tiled worktop and splashbacks. Electric oven. Electric hob. One and a half bowl stainless steel sink. Understairs cupboard. Door to Dining Room. Door to:

## Rear Porch

Window. External door to rear garden.

## Dining Room

Dual aspect windows. Radiator. Door to:

## Family/Sunroom

Windows to three aspects. Two external doors. Vaulted ceilings. Radiator. Possibility to convert into a Kitchen or Utility Room.

## First Floor

### Landing

Cupboard housing combination boiler. Access to four bedrooms and Bathroom.

### Bedroom One

Window. Radiator. Shower Cubical. Washbasin.

### Bedroom Two

Window. Radiator.



**Bedroom Three**

Window. Radiator.

**Bedroom Four**

Window. Feature curve to external wall. Radiator. Possibility to convert into a shower room/ensuite to Master Bedroom.

**Bathroom**

Window. Three-piece suite comprising WC, wash hand vanity basin and bath with shower above. Radiator.

**Outside**

The property is accessed via double cast iron gates from the main street and opposite Coledale Beck into the block paved driveway. Established garden to rear mostly laid to lawn.

**Garage**

Detached. Up'n'over door. Pedestrian door. Light. Power.

**Agent's Note**

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

**Services**

Mains gas, electricity, water, and drainage are connected. Central heating and domestic hot water is fired by the combination boiler in the cupboard in the Landing.



**Mobile phone and Broadband services**

CA12 5LP Mobile Signal

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✗	✗	✗	✓
	Outdoor	✓	✓	✓	✓
<b>O2</b>	Indoor	✗	✗	✗	✗
	Outdoor	✓	✗	✓	✗
<b>EE</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗

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

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

**Council Tax**

Edwin Thompson is advised by our client and identifies the property to be within "Band F". The Cumberland Council website quotes the combined General / Core council tax, and Adult Social Care precept council tax totals for 2023/24 as £2,500.11.

**Offers**

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



CA12 5LP Broadband

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

↓ Download: 92.6 Mbps

↑ Upload: 46.2 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

**Viewing**

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

REF: 3235579



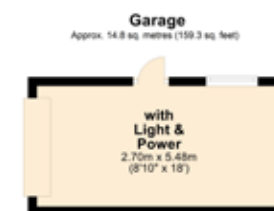
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# Edwin Thompson



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



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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