

PFK

Thornthwaite Vicarage, Braithwaite, Keswick, Cumbria CA12 5RY

Guide Price £725,000





LOCATION

The property sits within its own grounds on the edge of the village. Braithwaite enjoys excellent local facilities including restaurants, pubs, a cafe and village shop. The village has a Church of England primary school, a village hall and the surrounding fells form the famous 'Coledale Horseshoe' offering an excellent base for exploring some of the finest routes in the Lake District. It is a short drive or walk into Keswick town which provides a wider choice of amenities and an easy commute to a number of surrounding villages and towns including Cockermouth, Grasmere, Penrith and access to the M6

PROPERTY DESCRIPTION

A detached country residence with beautiful generous surrounding grounds. This spacious period property has grand proportions and is wonderfully positioned to take full advantage of the ever changing outlooks of the surrounding countryside, Lakeland fells and glorious Skiddaw. A sweeping driveway leads up to this 1920's arts and crafts style property, with outbuildings and a detached garage at the top of the driveway. The property is in need of upgrading throughout, with flexible accommodation, having three good sized reception rooms, kitchen with access into the cellar, utility leading back to the front hallway and WC. On the first floor are four double bedrooms, enjoying views of the surrounding garden and Skiddaw from the front two bedrooms, family bathroom and a shower room. Externally the grounds, although expansive, are laid out in separate areas, a relatively flat lawn to the rear, graveled area to the side, a beach hedge separates the lawn to a vegetable plot which extends to mature trees at the very rear.

ACCOMMODATION

Entrance Porch

1.99m x 1.31m (6' 6" x 4' 4") Windows to front and side aspect.

Hallway

1.85m x 1.94m (6' 1" x 6' 4") Stairs to first floor, fitted cupboard and a radiator.

Reception Room 1

2.68m x 4.83m (8' 10" x 15' 10") Dual aspect bay windows to front and side, feature gas fireplace, fitted shelving and two radiators.

Reception Room 2

4.93m x 4.97m (16' 2" x 16' 4") Bay window to side aspect, feature gas fireplace, door to side aspect and a radiator.

Inner Hallway

2.88m x 1.07m (9' 5" x 3' 6") Window to rear aspect.

Reception Room 3

5.01m x 4.88m (16' 5" x 16' 0") Dual aspect bay windows to rear and side, feature open fireplace and two radiators.

Kitchen

3.18m x 4.37m (10' 5" x 14' 4") Windows to rear aspect, range of matching wall and base units, complementary worktop, oven with electric hob, stainless steel sink and drainer with mixer tap, tiled splashback, space for fridge freezer and space for a dishwasher. Door to Cellar.

Cellar

2.80m x 4.81m (9' 2" x 15' 9") Dual aspect bay windows to front and side, fitted cupboard, wall mounted boiler and door to front.

Rear Porch

3.27m x 1.29m (10' 9" x 4' 3") Window to side aspect, door to rear and a radiator.

Utility Room

2.65m x 3.66m (8' 8" x 12' 0") Bay window to front aspect, fitted cupboards. stainless steel sink and drainer with mixer tap and a radiator.

WC

2.03m x 1.00m (6' 8" x 3' 3") WC and wash hand basin.

FIRST FLOOR

Landing

8.18m x 2.06m (26' 10" x 6' 9") Window to front aspect and a radiator.

Bathroom

3.19m x 2.91m (10' 6" x 9' 7") Dual aspect windows to side and rear, WC, wash hand basin, bath with shower attachment, radiator and heated towel rail.

Bedroom 1

5.08m x 4.93m (16' 8" x 16' 2") Dual aspect bay windows to side and rear and two radiators.

Shower Room

2.01m x 2.79m (6' 7" x 9' 2") Window to rear aspect, WC, wash hand basin, shower cubicle with electric shower, heated towel rail and a radiator.

Bedroom 2

4.73m x 3.82m (15' 6" x 12' 6") Window to side aspect and a radiator.

Bedroom 3

3.88m x 4.89m (12' 9" x 16' 1") Dual aspect windows to the side and front with views towards the Skiddaw Range and a radiator.

Bedroom 4

2.95m x 4.87m (9' 8" x 16' 0") Bay window to front aspect with views towards the Skiddaw Range, fitted cupboard and a radiator.

EXTERNALLY

Garden & Parking

A sweeping driveway leads up to the detached garage and outbuildings.

To the front is mainly laid to lawn interspersed with mature shrubs, fruit trees and mature tree border. To the rear is a relatively flat lawn bordered by mature trees leading to a vegetable plot at the back under a woodland area. To the side of the property is a gravelled seating area surrounded by mature shrubs.

There are several outbuildings providing useful storage and wood store.

Detached Garage

6.00m x 3.01m (19' 8" x 9' 11") Up and over door, light and power.

ADDITIONAL INFORMATION

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; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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, gas, water & drainage; gas 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 PFK Keswick office head west along Main Street and follow the road onto High Hill until the junction of the A66. Turn left and continue for for approx. two miles. Take the first turning on the left signposted Thornthwaite. Continue round to the right for approx. 100 yards and Thornthwaite Vicarage is on the left hand side, set back from the road.

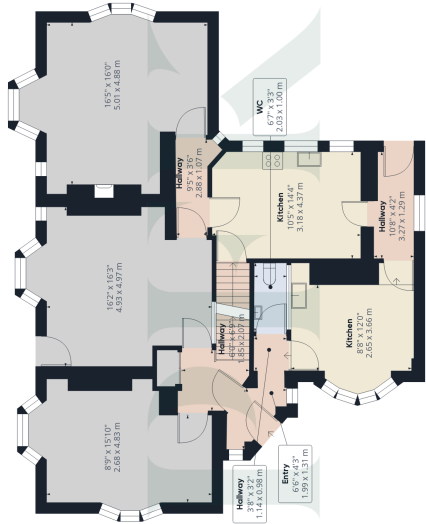




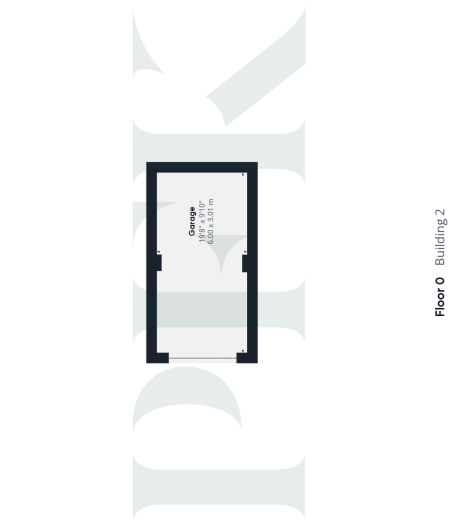
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



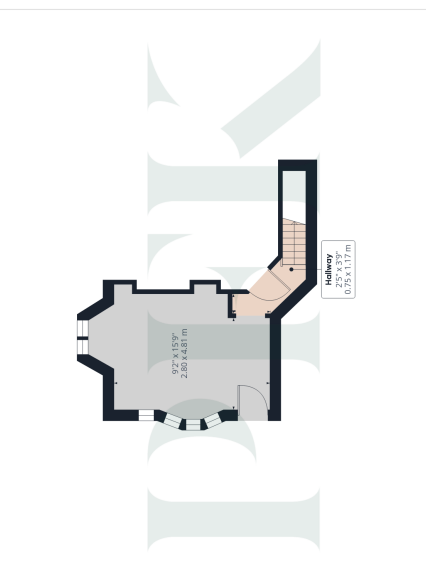
Approximate total area⁽¹⁾
2797.54 ft²
259.9 m²



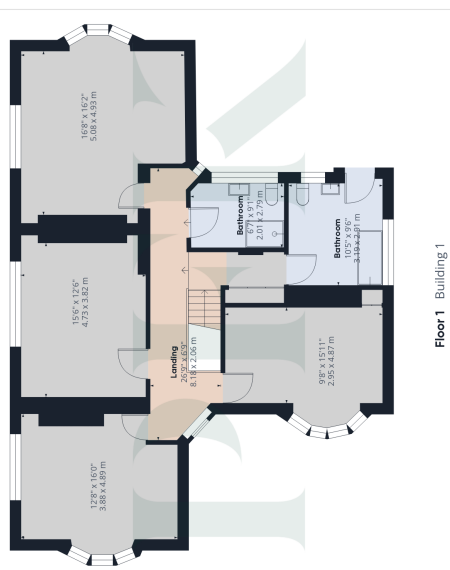
Floor 0 Building 1



Floor 0 Building 2



Floor -1 Building 1



Floor 1 Building 1

(1) 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. Calculations are based on RICS PAS 36 standard.

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