

Edwin  
Thompson



# BRACKENRIGG HOUSE

Bassenthwaite, Keswick, Cumbria, CA12 4RD







Brackenrigg House, Bassenthwaite, Keswick, Cumbria, CA12 4RD



**A lovely small country house occupying an exceptional position commanding panoramic southerly views and including a separate barn with flat conversion.**

**12.05 acres (4.88 hectares) or thereabouts in total.**

**For sale by Private Treaty as a whole.**

**Brackenrigg House**

Three reception rooms, five bedrooms, two bathrooms.

**Brackenrigg Barn and Flat**

Two bedrooms. Scope for extension – subject to planning. Extensive storage.

**Gardens**

Charming garden surround including ornamental pond.

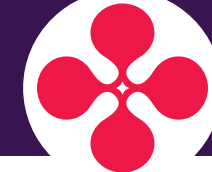
**Stable Range**

**Land**

Three permanent grass paddocks surrounding the house and two small amenity plantations.



Carlisle 23 miles | Keswick 7 miles | Cockermouth 7 miles | Penrith 18 miles



## GENERAL INFORMATION

### Historical Note

Thought to date from the 1850's, Brackenrigg has been in its current ownership since 1982. The property originally formed part of the Armathwaite Hall Estate which was sold and broken up in 1930. The house, which then comprised three separate dwellings, was subsequently converted into its present form. Part of the first floor to the barn was converted into a small flat in 1996/7.

### Situation

Brackenrigg occupies a wonderful private location in an area of high amenity on the north west edge of the Lake District just outwith the principal tourist areas, but within easy reach of all that the region has to offer. The house is set back approximately 150 metres from the public road and benefits from magnificent open views across Bassenthwaite Lake flanked by Ullock Pike and Skiddaw to the east, the Whinlatter Fells to the west and Catbells and the Derwent Fells beyond.

The property is equi-distant between the vibrant tourist centre of Keswick to the south and the market town of Cockermouth to the west, both of which provide an excellent range of local services and leisure facilities. The area is well served by both primary and secondary schools. There are private leisure centres at both The Castle Inn and Armathwaite Hall, a sports centre at Cockermouth, a renowned theatre and cinema in Keswick, an extensive selection of interesting educational courses at Higham Hall (2 miles), several local golf courses, National Hunt racing at Carlisle and beautiful walks throughout the area.

There are railway stations at both Penrith and Carlisle on the west coast mainline which provides direct access to London (3¼ hours) and Glasgow (1½ hours).

More generally, the Lake District offers wonderful scenery,

excellent leisure and sporting opportunities and a first class quality of life.

### Directions

From the A591 Keswick – Bothel road turn on to the B5291 at The Castle Inn Hotel (signed Cockermouth – A66) and after 0.2 miles turn left at Park Cottage into Brackenrigg.

From the A66 Keswick – Cockermouth road turn off virtually opposite the Pheasant Inn at the sign to The Castle Inn and Dubwath. After 100m turn right (signed Castle Inn) on the B5291 and after a further 0.7 miles turn right over Ouse Bridge. Follow the road for 0.9 miles and, after the turn off to the Armathwaite Hall, turn right at Park Cottage into Brackenrigg.

What3Words: ///card.tolerable.neck

## BRACKENRIGG HOUSE

Brackenrigg House is a lovely, detached, two storeyed, south facing small country house which enjoys spectacular southerly views over Bassenthwaite Lake and the adjoining fells. It occupies an exceptional position which offers considerable privacy, but which is nevertheless readily accessible. The house has an open aspect which attracts day round sunshine.

The house is built out of random local stone (part externally rendered) with dressed sandstone quoins, window and door surrounds under a slate roof. It has part uPVC double glazing, part secondary glazing and full oil fired central heating.

Brackenrigg has been substantially upgraded by the previous owners but would now benefit from further cosmetic improvement.

### Ground Floor:

Spacious **reception hall** with stairs off, small understairs store; **cloakroom** including WC and wash hand basin; lovely

**drawing room** with large bay window and window seat to the south, open fire with decorative surround, built-in drinks cupboard, glazed door to the west; **sitting room** with open fire with stone surround and hearth, built-in book cases and glazed door to front terrace; well proportioned **dining room** also with glazed door to front terrace; well appointed **kitchen** with Callerton suite, ceramic hob, integral eye level double oven and grill; adjoining **utility room** containing Grant oil fired boiler, various units, door to rear; walk-in shelved **pantry**.



### First Floor:

Spacious **landing**; **master bedroom** with adjoining **bathroom** and separate **WC**; four further **bedrooms** all with fitted cupboards or wardrobe space; useful walk-in shelved **store**; **family bathroom**.





**Outbuildings:**

1. A small brick built storage range to the immediate east of the house contains three stores, one of which houses the pressure vessel and pump system for the ornamental pond. The filtration system is adjacent.
2. The large traditional barn to the west of the house contains extensive storage at both ground and first floor levels together with a small lean-to which includes a dog kennel and wood store.
3. Timber built stable range to the east of the house containing four loose boxes, an open fronted store and a separate WC.

There is a small rubber chip ménage to the front. Water and electricity are provided.

**Gardens:**

A private tarmacadam driveway off the public road culminates in car standing areas to the rear of both the house and the barn. The house benefits from a beautiful garden surround which has been developed over the years by the previous owners and which includes a partially walled semi-formal garden to the rear, a terraced garden to the front including, on the upper terrace, a full width slate flagged patio and a lovely ornamental pond with flagged surround to the east. Additionally, there is a vegetable patch, soft fruits and, in the paddock to the south, an orchard. The gardens are laid principally to lawn with well stocked floral borders and an interesting variety of flowers, shrubs and ornamental trees.

**BRACKENRIGG BARN FLAT**

The Barn is also built out of stone (part rendered) and slate and is located approximately 40m to the west of the house. Part of the first floor has been converted into a small two bedroomed flat and there is scope to extend this – subject to planning consent. The flat has full double glazing and full oil fired central heating.







A sandstone flagged path and steps lead to:

**Hall** with built-in coat cupboard; well appointed **kitchen/sitting room** including plentiful wall and floor units, electric oven and hob, beamed ceiling, large picture window to south with stunning views; **bathroom** with three piece suite and independent shower above bath; **two bedrooms** both with open beamed ceilings.

**THE LAND**

10.7 acres or thereabouts including three separate permanent grass paddocks which surround the house and greatly enhance the property's privacy. Trough water is provided to all three fields and the fencing has recently been upgraded. Additionally, there are two small semi-mature copses populated with a diverse variety of trees. Both have recently been thinned.

**TENURE**

Freehold.

**COUNCIL TAX AND EPC RATING**

Property	Band	EPC Rating
Brackenrigg House	G	F
Brackenrigg Flat	B	D

**SERVICES**

**Electricity** – Mains electricity is connected to both dwellings, the outbuilding range and stables.

**Water** – Mains water off a private distribution system to both dwellings, the stable range and field troughs.



A separate borehole system serves the ornamental pond.

**Drainage** – Private to septic tanks.

**Central Heating** – Full oil fired central heating to the house and flat.

**Security** – Security systems are installed to both the house and barn.

**Solar** – There is a small PV system attached to the southern pitch of the house. It does not attract the feed-in tariff.









## TENANCIES

1. Brackenrigg Flat is let on an Assured Shorthold Tenancy. The tenant is currently holding over.
2. The permanent grass paddocks are let on Seasonal Grazing Licences – terminable as at 15 February 2025.
3. The small sub-station at the head of the drive is let to Norweb Plc.

## RIGHTS, EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The purchasers will be held to have satisfied themselves on all such matters. In particular:

1. A public footpath runs along the southern boundary of the property.
2. Park Cottage at the head of the drive is in separate ownership and benefits from various easements in connection with access, water and sewage
3. An easement in favour of Northern Gas Networks relating to a short length of underground gas pipe.

## FITTINGS AND FIXTURES

The white goods, carpets, curtains and light fittings in the house are included, but are excluded from the flat.

## METHOD OF SALE

The property is offered for sale as a whole by private treaty.

A closing date for offers may be fixed and interested parties are advised to register their interest with the selling agents.

The vendor shall not be bound to accept the highest or indeed any offer.

## OFFERS

Offers in writing should be submitted to the selling agents.

## VIEWING

Strictly by appointment with the selling agents.

## PLANS

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of prospective purchasers only. Their accuracy is not guaranteed.

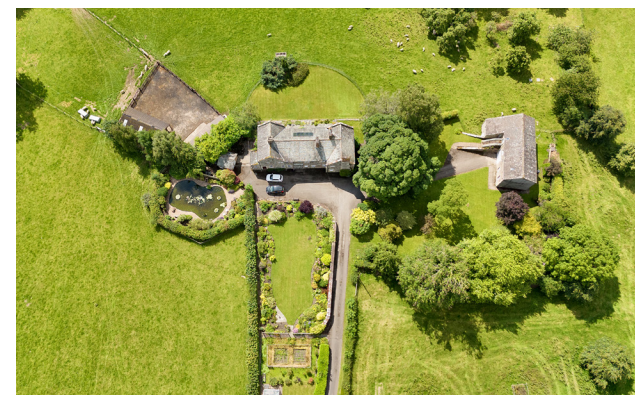
## GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sale details accurate and reliable, please contact us if there is any point which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These particulars were prepared in July 2024.

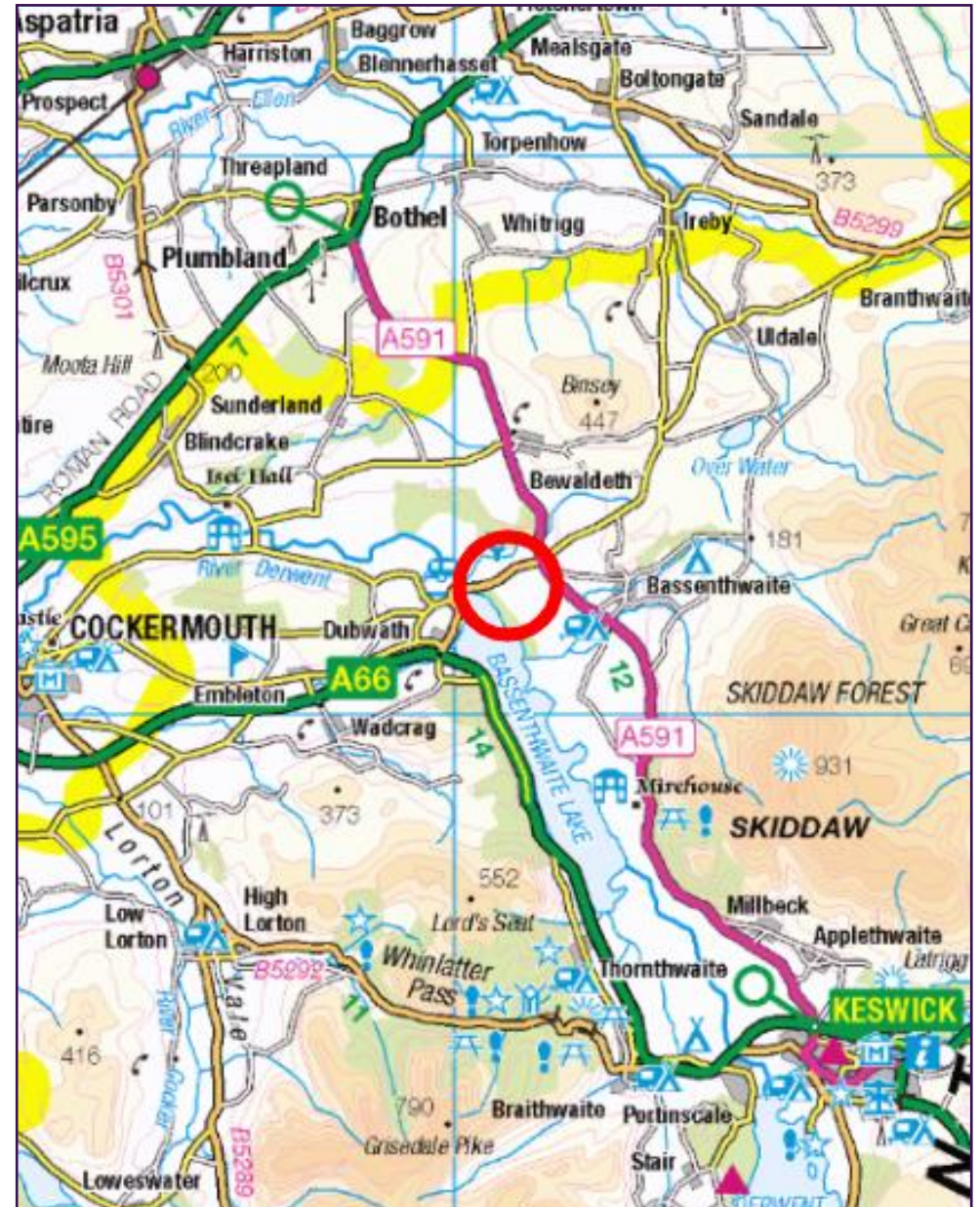
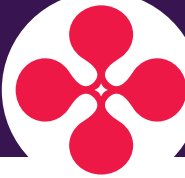
### IMPORTANT NOTICE:

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

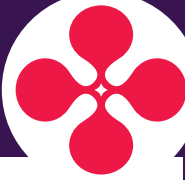
1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimension, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in July 2024.





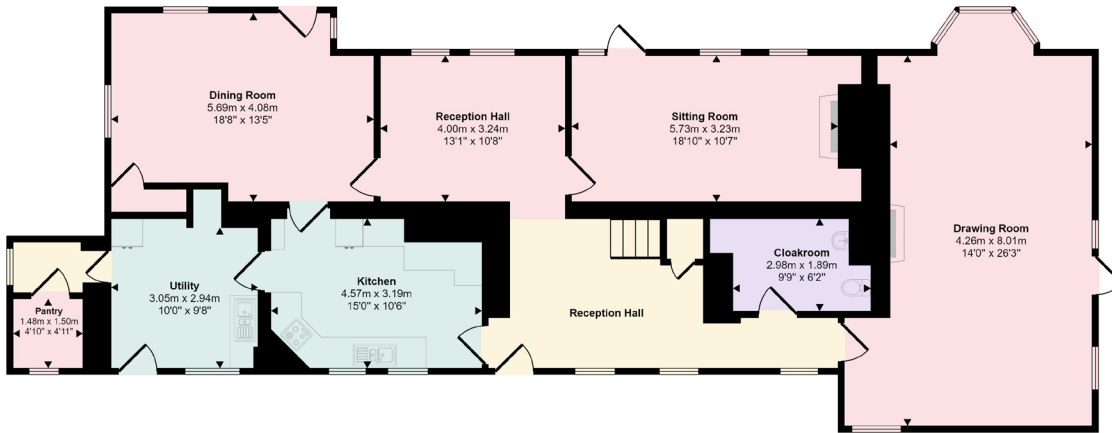




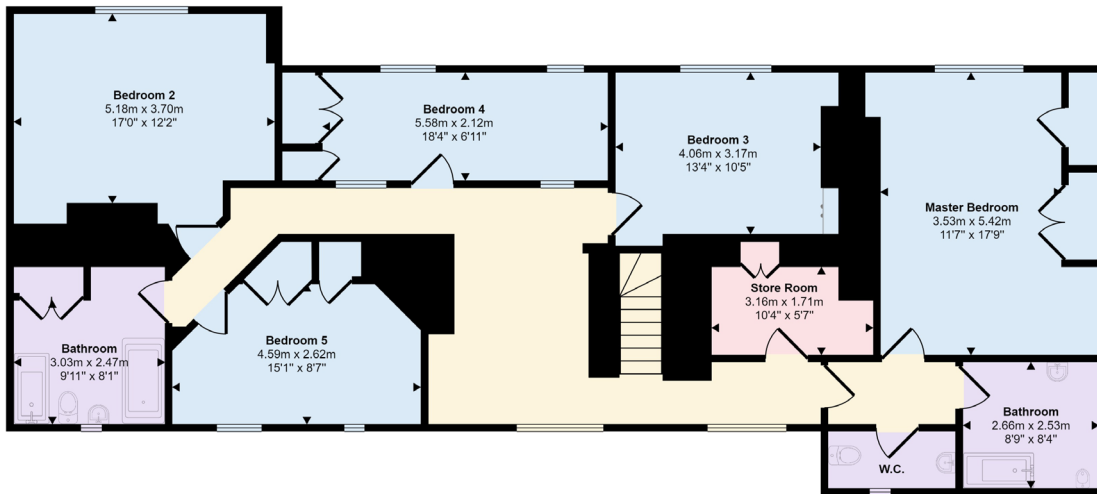


**FLOOR PLAN**

**BRACKENRIGG HOUSE**

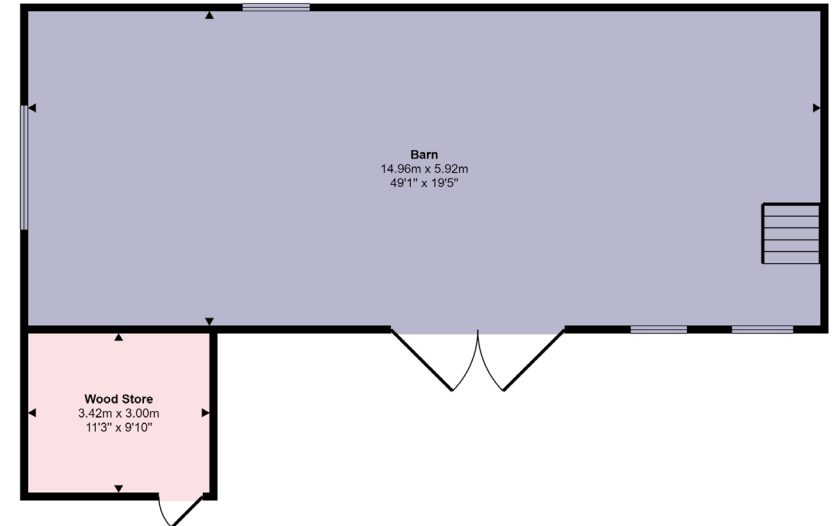


Ground Floor  
Approx 164 sq m / 1763 sq ft

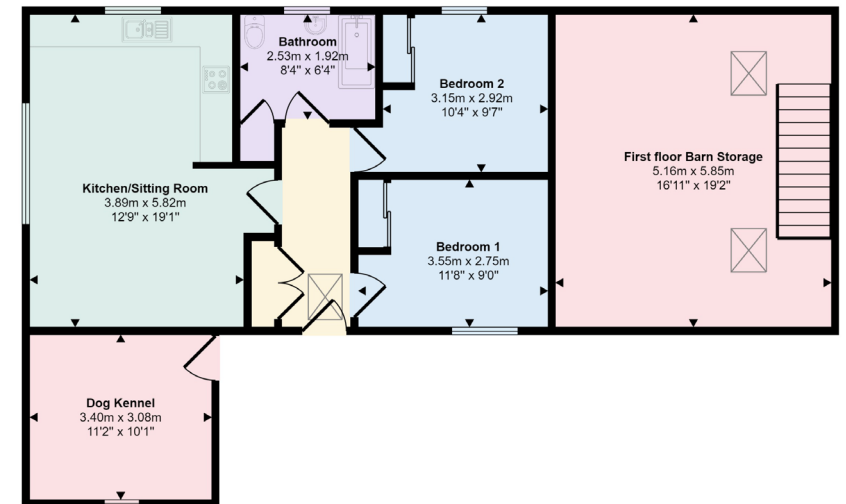


First Floor  
Approx 159 sq m / 1712 sq ft

**BRACKENRIGG BARN FLAT**



Barn Ground Floor  
Approx 99 sq m / 1069 sq ft



Barn First Floor  
Approx 98 sq m / 1059 sq ft



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*Bassenthwaite, Keswick, Cumbria, CA12 4RD*

Edwin  
Thompson



For more information please contact Edwin  
Thompson **Keswick:** 017687 72988 or email  
**Jo Brand** on [j.brand@edwin-thompson.co.uk](mailto:j.brand@edwin-thompson.co.uk)