

DALE COTTAGE,
BRAITHWAITE,
KESWICK

Edwin
Thompson



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Dale Cottage, Braithwaite, KESWICK, Cumbria, CA12 5SX

Brief Résumé

Deceptively spacious four bedroom semi detached house with delightful garden. Situated in the lovely village of Braithwaite, a short distance from Keswick Town.

Description

Dale Cottage sits in the village of Braithwaite, just a little way up from the village shop. Being slightly elevated the property benefits from the views of the surrounding Lakeland fells. The village is a hive of activity as it has three pubs, two coffee shops, a primary school and is on the main route up to Whinlatter fell and the Whinlatter centre. There is a local bus service that takes you to Keswick or west to Cockermouth.

As you approach Dale Cottage, you are greeted with a low-level Lakeland stone wall that borders the front garden, this lovely area is filled with mature shrubs and plants in pots. With its typical cottage style, the property is double fronted with central porch and roses round the door. The front porch is a great place to discard muddy boots before entering a very spacious sitting room with a large chimney breast housing gas fire and ornate wooden surround with marble backing and hearth. The window looks to the front and over to Barrow fell. From the sitting room there is a door to the kitchen, which is completely retro in style and perfectly functional. To the end of the kitchen is an opening that flows nicely in to the garden room that has a fabulous bay window looking in to the garden and beyond to The Kinn fell. There is a door out into the garden from this room and a further door that takes you to the inner hallway where the staircase to the first floor is located and also the cloakroom and dining room. The dining room has been used as a downstairs bedroom by the current owner and has recently been fitted with a disability shower. This can easily be removed to create a dining room or snug. Making your way up the stairs to the first-floor landing there is wonderful storage



from two good size cupboards. The master bedroom is a great size and has a bank of fitted wardrobes and faces the front of the property and views of Barrow Fell. Bedroom two is located at the back and again is a great size with fitted wardrobes and views of The Kinn. Bedroom three is a double bedroom with bedroom four being a good size single with wardrobe/cupboard built in. The bathroom offers bath with sink above and a window to the side.

To the outside and to the rear, the garden is beautifully stocked with an abundance of mature shrubs, plants and flowers. The centre of the garden is laid to lawn with stepping stones that take you to the top of the garden where you will find a pond with water feature, walking through the wooden arch takes you to the conservatory that faces the house and through a door from the conservatory you enter a great size workshop. The garden offers lovely views of the surrounding Lakeland fells and is a wonderful place to sit or entertain. The house has gas central heating and is fully double glazed.

Accommodation:

Entrance

Entrance to the front door is via an opening in the Lakeland stone wall that borders the front garden. Door to:

Entrance Porch

Part glazed front door with windows to both sides. Tiled floor and radiator. Door to:

Sitting Room

Spacious and light, this room has a window that faces the front with views of Barrow Fell. Chimney breast housing a gas fire with wood and marble surround and marble hearth. Radiator. There are two doors from this room, one takes you to the inner hallway and the other takes you to the Kitchen.



Kitchen

Older in style but superbly retro, the kitchen has a good range of wall and base units in Formica. Single drainer sink with taps. Integrated double oven and electric hob. Space for fridge, freezer and washing machine. Wood panelling and tiles to walls. Window to rear. Radiator. Baxi gas boiler to wall. Opens in to:

Garden Room

Fabulous bay window looking on to the garden and The Kinn. Brick chimney breast with open fire, marble hearth and feature brass flue. Radiator. Door to garden. Door to:

Inner Hallway

Stairs to first floor. Radiator. Doors to WC and Dining Room.

Dining Room

This room has been used of late as a downstairs bedroom and has recently been fitted with a sink and disability shower. This can be removed, and the room can be used however the new owner wishes to use it. Window to front. Radiator.

WC

WC. Wash hand basin. Storage under the stairs.

Stairs to First Floor

Landing

Window on the half landing looking to the rear. Velux window. Two large storage cupboards. Airing cupboard housing hot water cylinder. Loft access.

Master Bedroom

Large double bedroom. Window to front with views of Barrow. Range of built in wardrobes. Vanity unit housing sink and taps. Radiator.



Bedroom Two

Double bedroom. Window to rear with fell views. Built in wardrobes with mirror fronts. Vanity unit housing sink and taps. Radiator.

Bedroom Three

Double bedroom. Window to front with views of Barrow. Sink with taps. Radiator.

Bedroom Four

Good size single bedroom. Window to rear garden and fells. Vanity unit with sink and taps. Radiator. Door to cupboard with hanging space.

Bathroom

Whirlpool bath with Mira electric shower above. WC. Wash hand basin. Part tiled. Window to side. Radiator.

Outside

To the front the property is bordered by a lakeland stone wall with opening to the front porch. This area is stocked with potted plants and shrubs and is extremely welcoming. There is access down the side of the property to the rear garden. The rear garden is an absolute delight. There is a paved seating area with log store and storage shed. Views of The Kinn. The Patio area gives way to a lawned garden well stocked borders of mature plants, shrubs and flowers. Reaching the end of the garden is a charming pond with water feature and off to the side, paving leads under a wooden arch reaching the conservatory.

Conservatory

UPVC and Glass. Light and Power. Door to:

Workshop

Light and Power. Work benches and shelving.



Mobile phone and Broadband services

		CA12 5SX Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
Vodafone	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X
O2	Indoor	X	X	X	X
	Outdoor	✓	X	X	X
EE	Indoor	X	X	X	X
	Outdoor	✓	✓	✓	X

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

*Information provided by the signalchecker.co.uk website

Services

All mains services are connected. Baxi gas fired boiler located in the kitchen. Water cylinder in the airing cupboard on the landing.

Tenure

Freehold

Agent's Note

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.



		CA12 5SX Broadband
FTTH/FTTP		X
Ultrafast Broadband (>=100 Mbps)		X
Superfast Broadband (>24 Mbps)		✓
Fibre (FTTC or FTTH or Cable or G.Fast)		✓
Wireless		✓
LLU		X
ADSL2+		✓
ADSL		✓

↓ Download: 94.2 Mbps

↑ Upload: 54 Mbps

*Information provided by the thinkbroadband.com website.

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band E. 2023/2024 was £2642.00 per annum.

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: K3463480



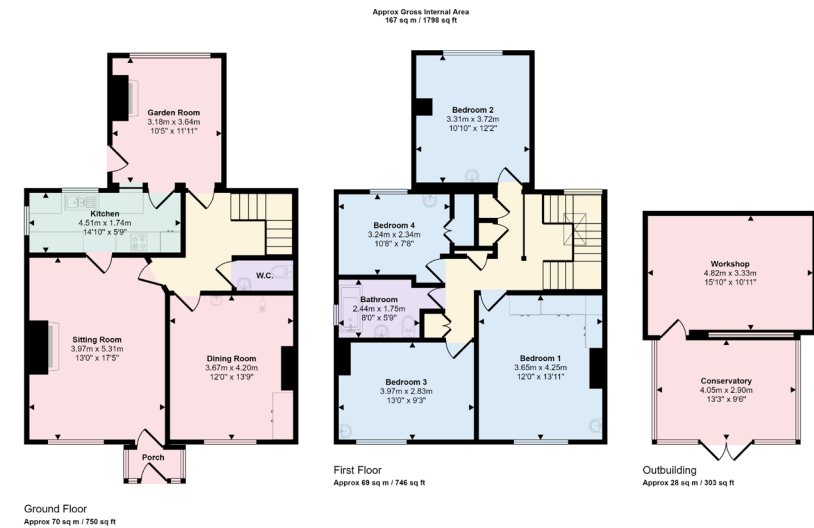
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		79
39-54	E	50	
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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