

Brackenrigg Barn, Naddle,
Keswick, Cumbria, CA12 4TF

Edwin
Thompson



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Brackenrigg Barn

Naddle, Keswick, Cumbria, CA12 4TF

Brief Résumé

Brackenrigg Barn is a magnificent Lakeland country house split into three established holiday accommodation businesses, set in a prime location in the stunning Naddle Valley, less than three miles from Keswick. This fantastic opportunity has superb panoramic fell views and is set within own private gardens and parking.

Description

Brackenrigg Barn presently serves as a large self-catering holiday home with shared gardens and parking spaces, each individually named "The Sett", "Bleaberry Cottage" and "Brocklebeck Cottage", and sold with bookings moving forward and furniture as per a separate negotiation. Each has exceptional views across the Naddle Valley of the Helvellyn mountain range. Each are oil central heated and double glazed. Further information with regards to income and future bookings are available upon request to interest parties only.

- The Sett – The largest of the homes has a magnificent glass entrance with matching panels, oozing charm, and plenty of natural light, with steps up to the open plan Living Room/Dining Room/Kitchen with exposed stonewalling and beams to the ceiling. There are 2 Bedrooms – one double and one twin – and a Bathroom.



- Bleaberry Cottage – Situated to the right of the front of the building with Lounge/Dining Room/Kitchen/Bedroom and Bathroom.
- Brocklebeck Cottage – almost mirror image to Bleaberry, with Lounge/Dining Room/Kitchen/Bedroom and Bathroom.

Brackenrigg Barn is set in a prime location at the heart of the northern Lake District National Park in the beautiful Naddle Valley. The accommodation is surrounded by rural Lakeland



scenery and fells and is yet only three miles from the centre of Keswick, with shops, restaurants, and other leisure facilities. There are superb fell walks on the doorstep and Thirlmere and Derwentwater are both a short drive away. The Central Lakes are also within easy reach, making this an ideal base for exploring this beautiful World Heritage Site.

Directions

Leave Keswick town centre via St John's Street towards the church and continue into Ambleside Road and then Manor Brow. At the junction at the top turn right onto the A591 for approximately 2.5 miles. Brackenrigg Barn is on your right-hand side.

The Sett

Lounge/Dining Room/Kitchen

Entrance door. Two windows. Two radiators. Base and wall units. Electric hob. Electric oven. Access to 2 bedrooms and bathroom.

Bedroom One

Window. Radiator. Wardrobe.

Bedroom Two

Window. Radiator.



Bathroom

Window. Three-piece suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

Bleaberry Cottage

Lounge/Dining Room/Kitchen/Bedroom

Entrance door. Two windows. Base and wall units with drawer pack. Electric oven. Electric hob. Door to:

Bathroom

Three-piece suite comprising WC, washbasin, and bath with shower above.

Brocklebeck Cottage

Entrance door. Two windows. Base and wall unit. Electric oven. Electric hob. Door to:

Bathroom

Three-piece suite comprising WC, washbasin, and bath with shower above.



External

Exceptional, beautiful with formal lawn and sitting/BBQ area, access over shared driveway from A591, and Barckenrigg Barn has its own car parking.

Services

Mains electricity. Oil central heating. Natural water supply and treatment facility within Brackerigg House. Septic Tank drainage.

Offers

All offers should be made to the Agents, Edwin Thompson LLP.

Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP.

Ref: K4930312

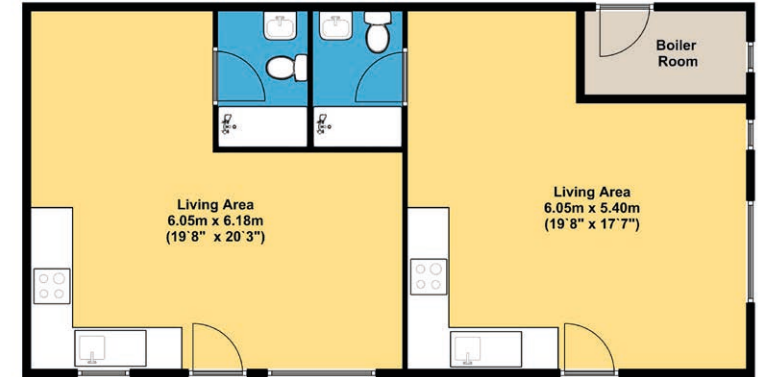
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



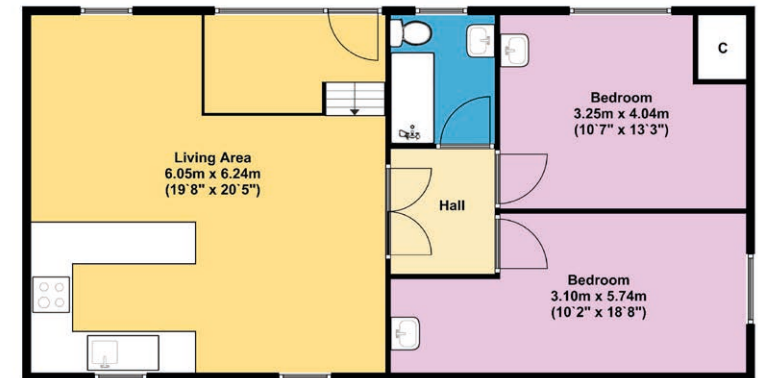
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