

16 LONGCROFT,
BRAITHWAITE,
KESWICK

Edwin
Thompson



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16 Longcroft, Braithwaite, KESWICK, Cumbria, CA12 5TE

Brief Résumé

Lovely four bedroom terrace house in the attractive village of Braithwaite. Stunning Views of the surrounding Lakeland Fells. Benefitting from front and back garden, fully double glazed and gas fired central heating.

Description

16 Longcroft is situated in the Lakeland village of Braithwaite, built in the early 1950's, the property offers good size accommodation as well as lovely outside space. The property was extended in 2017 to create a larger kitchen, study, fourth bedroom and WC.

As you approach the house there is on road parking to the front. A gate gives access to the front garden and a path leading to the front door. Upon entering the property there is a good size lounge to the left which then follows into the study. Both rooms have wonderful views of Skiddaw and surrounding fells to the front and the Coledale Horseshoe to the rear. If you come in the front door and turn right, you enter in to a light and airy dining room that flows through to a great sized family kitchen, again both of these rooms have lovely views. Off the kitchen is a downstairs WC and utility room with access to the back garden. To the first floor there are two bedrooms that face the front, both with amazing views of the fells and a further two bedrooms facing the rear of the property with equally fine views. A family bathroom is also located on the first floor.

Braithwaite village is a very popular village with Keswick being only 3 miles away and there is easy access to Whinlatter Forest, Newlands Valley and surrounding fells. Braithwaite boasts a local primary school, village shop, Public House and local cafes. The village is on the bus route going to Cockermouth to the west and then to Keswick, Penrith and the South lakes. Edwin Thompson thoroughly recommends internal viewing of this property.



Accommodation:

Entrance

Front entrance door located off the path from the front garden, entering in to:

Entrance Porch

Room for coats. Radiator. Wood effect flooring. Stairs leading to the first floor. Doors leading to downstairs rooms.

Lounge

Large window facing the front garden and views of Skiddaw fell and surrounding fells. The Hobbit wood burning stove has tile surround, wood mantle above and slate hearth. Radiator. Wood and part glazed double doors lead to:

Study

Window to rear with fine views. Radiator.

Dining Room

Window facing the front garden. Door to larder style storage cupboard with window. Built in storage cupboard. Wood effect flooring. Radiator. Door to:

Kitchen

This room is of a good size and has a range of wall and base units with solid wood work surface. Part tiled surround. Single drainer sink and tap. Space for free standing electric cooker and hob with cooker hood above. Space for dishwasher, washing machine and fridge. Window facing the rear garden with views. Space for seating. Under stairs storage. Radiator

Utility Room

Areas for storage. Space for coats and boots. Space for two free standing fridge/freezer. Door to outside.



Downstairs WC

WC. Wash hand basin. Part tiled wall. Tiled floor.

Door to side entrance and ginnel shared with next door, leading to the front garden.

Staircase from Hallway leading to First Floor

Landing

Access to all bedrooms. Door to airing cupboard housing Vaillant Combination Boiler.

Bedroom One

Large double bedroom with window facing to the front with fine views. Door to storage cupboard. Radiator. Wood effect flooring.

Bedroom Two

Double bedroom with window facing to the front of the property with views. Door to storage cupboard. Radiator. Loft Access (fully boarded).

Bedroom Three

Small double bedroom. Double aspect windows facing the rear and views. Radiator. Wood effect flooring.

Bedroom Four

Large single. Window to rear and views. Door to storage cupboard. Radiator.

Bathroom

Three-piece suite with Mira electric shower above bath. WC. Wash hand basin. Part tiled. Chrome ladder style radiator. Window to rear.



Outside

To the front of the property is a gate giving access to the front garden and ginnel leading to the side door. The front garden is bordered with mature hedging to the front and side. There are a range of raised beds filled with fruit trees and fruit canes. Slate chippings make up walkways between these raised beds. To the rear of the property the garden is laid to lawn with panel fencing. There are borders with a range of mature shrubs and plants. A good size wooded shed. Paved patio area for seating.

Services

Water, gas, electricity, and drainage all connected. Gas fired central heating is via combination boiler located in upstairs landing airing cupboard.

Tenure

Freehold

Agent's Note

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

Council Tax

Edwin Thompson is advised by our client that the council tax band is C. The rate for 2024/2025 is £2010.80

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.



Mobile phone and Broadband services

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



		CA12 5TE 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: 65.7 Mbps

↑ Upload: 18.9 Mbps

*Information provided by the thinkbroadband.com website.

REF: K3320139



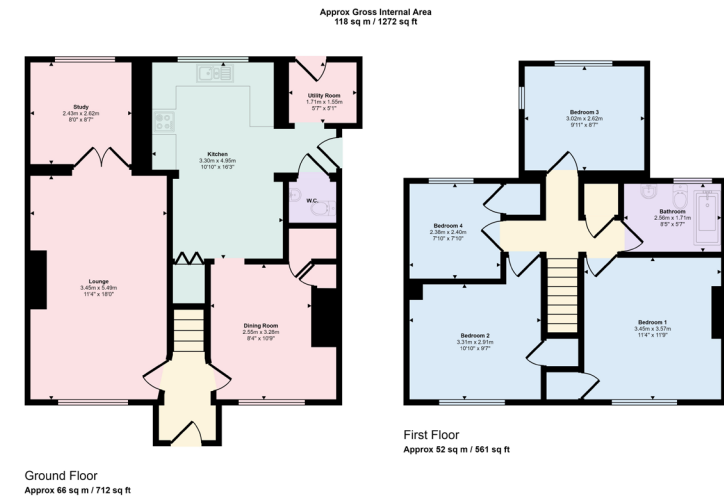
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Score	Energy rating	Current	Potential
92+	A		10
81-91	B		
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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Registered office: 28 St John's Street,
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