

MILLSIDE,  
BRAITHWAITE,  
KESWICK

Edwin  
Thompson



Zoopa.co.uk

OnTheMarket.com

rightmove.co.uk  
The UK's number one property website

# Millside, Braithwaite, KESWICK, Cumbria, CA12 5SX

## Brief Résumé

Deceptively spacious two bedroom terrace cottage in the heart of Braithwaite Village. Set in a lovely location benefitting from parking, garden and great views. Fully double glazed with gas central heating. Currently used as a successful holiday let.

## Description

Millside offers a wonderful opportunity to acquire a little piece of charm set within the popular village of Braithwaite. Located a stone's throw away from the local village shop, offering fresh bread and cakes and just down the hill from the Coledale Inn, Millside is perfectly situated to cater to all your needs. The local Braithwaite café and great bus links are a two minute walk from the property.

Millside dates to circa 1880. Well maintained and beautifully presented, the current owners have enjoyed looking after and taking care of this cosy cottage. Upon approach to the property, there is paved parking to the front. The front door enters a porch that gives space for boots, shoes and coats. Entering the lounge from the porch, you are greeted with exposed beams to the ceiling, a large window letting in lots of natural light and a wonderful living flame gas fire taking centre stage, set in the chimney breast with wood surround, tile inlay and tile and brass hearth. Stairs take you to the first floor. A solid wood panel door gives access to the kitchen/diner. This room is very spacious and has a vast range of wall and base units with all appliances being integrated. A window faces the south facing enclosed garden with views of Barrow fell and the dining area gives access to the sun room where you can sit and enjoy the views of Latrigg, Skiddaw and Barrow fell.



To the first floor, the master bedroom is a double and has a built-in wardrobe with hanging space and a large window giving an abundance of natural light and views of The Kinn. The second bedroom is a twin room, also with built-in wardrobe with hanging space and views of The Kinn. The other side of the landing is the bathroom that has a shower cubicle and separate bath with views of Barrow fell. A separate WC completes the rooms to the first floor.

To the outside, the garden is enclosed and south facing and has a Lakeland slate flagged patio area, bordered by mature shrubs and plants. A Lakeland stone wall forms the rear boundary with wooden fencing to the sides. Fabulous views of the surrounding Lakeland fells.

## What3words - ///receiving.luck.unite

### Accommodation:

#### Entrance

Entrance to the front door is via the paved parking area to the front of the house.

#### Entrance Porch

Space for coats, boots and shoes. Tile flooring. Part glazed door to:

#### Lounge

A large room with a window facing the front. Living flame gas fire set in to chimney breast with wooden surround, tile inlay and tile and brass hearth. Radiator. Wood effect flooring. Exposed beams to ceiling. Door to large storage cupboard. Stairs to first floor. Door to:



## Kitchen/Diner

The kitchen has a great range of wall and base units with contrasting work surfaces and part tile splashbacks. One and a half bowl sink and drainer with mixer taps. Integrated appliances include electric oven, microwave, electric five ring hob with extractor above, dishwasher, washer dryer, fridge and freezer. Ample space for a dining table and chairs. Tile flooring. Radiator. Window facing the rear enclosed garden. Door to:

## Sun Room

Brick base with glass surround. Tile flooring. Radiator. Door to enclosed garden.

## Stairs to First Floor

## Landing

Access to all rooms. Radiator. Window to side aspect. Loft hatch.

## Bedroom One

Double bedroom. Window to front with views of The Kinn. Radiator. Door to built-in wardrobe with hanging space.

## Bedroom Two

Double or twin bedroom. Window to front with views of The Kinn. Radiator. Door to built-in wardrobe with hanging space.

## Bathroom

Shower cubicle with Triton electric shower, fully tiled. Bath. Wash hand basin set in vanity unit. Chrome ladder style radiator. Part tiled to walls. Recess lighting. Window facing the rear with views of Barrow fell. Door to airing cupboard housing Worcester Bosch combination gas boiler.



**WC**

Window to rear. WC. Part tiled to walls.

**Outside**

To the front the property is a paved parking area, to the rear is a south facing enclosed garden with Lakeland slate flagged patio bordered by mature shrubs, plants and flowers. A Lakeland stone wall forms the back boundary, and wooden fencing forms the side boundary. Views of Barrow fell, Latrigg and Skiddaw.

**Services**

All mains services are connected. Worcester Bosch gas fired combination boiler is located in the bathroom. The central heating system is connected to a Hive thermostat which can be operated remotely.

**Tenure**

Freehold

**Agent's Note**

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

**Council Tax**

The GOV.UK website identifies the property as "Deleted" as the property is currently designated as a business Holiday Let.

**Offers**

All offers should be made to the Agents, Edwin Thompson Property Services Limited.



**Mobile phone and Broadband services**

CA12 5SX Mobile Signal

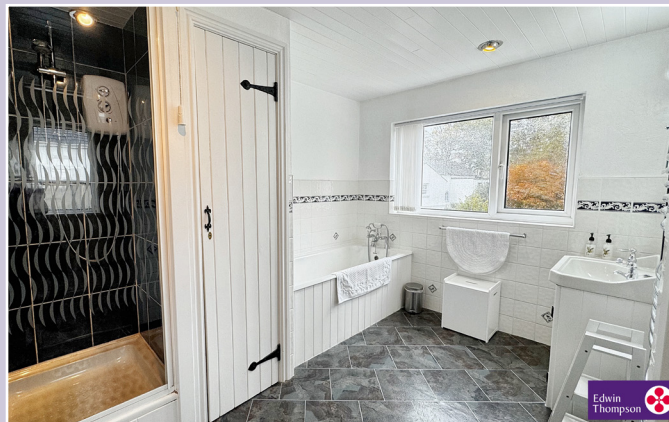
		Voice	3G	4G	5G
<b>Three</b>	Indoor	x	x	x	x
	Outdoor	✓	✓	✓	x
<b>Vodafone</b>	Indoor	x	x	x	x
	Outdoor	✓	x	✓	x
<b>O2</b>	Indoor	✓	✓	✓	x
	Outdoor	✓	✓	✓	x
<b>EE</b>	Indoor	✓	✓	✓	x
	Outdoor	✓	✓	✓	x

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

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

**Viewing**

Strictly by appointment through the Agents, 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: 36.9 Mbps

↑ Upload: 4.7 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.  
Based on using BT BROADBAND ONLY

REF: K3135024



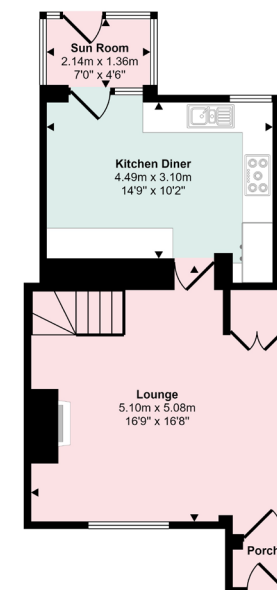
28 St John's Street,  
Keswick,  
Cumbria  
CA12 5AF

T: 017687 72988  
F: 017687 71949  
E: keswick@edwin-thompson.co.uk  
W: edwinthompson.co.uk

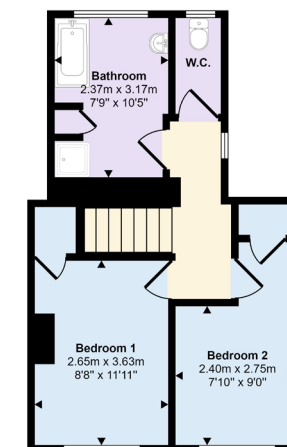
Edwin  
Thompson



Score	Energy rating	Current	Potential
92+	A		11
81-91	B		
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		



Ground Floor  
Approx 45 sq m / 486 sq ft



First Floor  
Approx 37 sq m / 403 sq ft

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



**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, dimensions, 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.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
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 November 2024