

**BRIDGE HOUSE, BRAITHWAITE,
KESWICK**

Edwin
Thompson



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The UK's number one property website

Bridge House, Braithwaite,

KESWICK, Cumbria, CA12 5SY

Brief Résumé

Bridge House is a beautiful two/three bedroom cottage full of character and charm with cottage garden and stunning views. Situated in the heart of the popular village of Braithwaite this cottage is not one to be missed.

Description

Bridge House offers a wonderful opportunity to acquire a slice of history set in the heart of the Lake District National Park. Dated Circa 1760, the property has a blend of character and charm mixed with modern living. Located to the side of the stone bridge over the beck, the property is central to the local village shop, pubs and café. Braithwaite gives easy access to Whinlatter forest and Keswick with a bus service from the village for you to explore all the Lakes have to offer.

Bridge House is beautifully presented and has the quintessential cottage look and feel. As you approach the property a side gate gives access to the garden. The main entrance is to the front entering into the kitchen, a fantastic space with plenty of wall and base units with granite worktops. An AGA is set in to recess as well as all modern integrated appliances. Just off the kitchen is a very useful utility room with separate WC. An opening from the kitchen gives access to the hallway with room for coats, boots and shoes with a staircase to the first floor and a door to the porch and garden. To the left is a comfortable and cosy sitting room with a window looking to Barrow Fell and The Kinn and a further circular bay window looks to the village. This room has the benefit of a multi fuel stove with stone surround, brick inlay and marble hearth. Returning to the hallway, a door enters the dining room, a lovely room with a window looking to the Lakeland fells, display recess in the chimney breast and able to accommodate a large dining table and chairs. From the dining room, an opening takes you back to the kitchen.

The staircase from the main hallway takes you to the first floor where you are greeted with the most magnificent further reception room with two windows looking to the surrounding fells and three large Velux windows letting in



an abundance of natural light. This room is a true gem of the cottage as it is extremely versatile in its use. From here you can access the master bedroom, a double with views and built in cupboards. A door takes you to an ensuite which is a jack and jill bathroom with bath and shower attachment. Across the landing is bedroom two, a double bedroom with views of the Skiddaw mountain range, this room also has an ensuite which is a jack and jill shower room with large walk in shower.

To the front of the property there is access across a courtyard and round to the side of the house. By the front door is a stone outhouse and coal bunker.

At the rear to the outside is a cottage style garden with mature shrubs and trees. A south facing sun room can also be found here where you can while away the day with a good book whilst taking in the views. There are a few stone steps down to the beck and the whole garden is encased with Lakeland stone walls.

What3words - ///anchovies.denote.huddle

Accommodation:

Entrance

Entrance is through the courtyard with door to:

Kitchen

Wonderful size. Full range of modern wall and base units with granite work tops. One and a half bowl sink with granite drainer. Oil fired Aga. Integrated dishwasher, wine chiller, electric oven and hob with extractor above. Two windows looking to the front. Door to rear access. Tiled to floor. Door to:

Utility Room

Wall units and work tops. Plumbing for washing machine and tumble dryer. Space for free standing fridge/freezer. Tiled to floor. Radiator. Door to:

WC

WC. Wash hand basin. Window to front. Tiled to floor. Part tiled to walls.



Entrance Hall

Access to all downstairs rooms. Staircase to first floor. Tiled floor. Space to hang coats. Radiator.

Porch

Double glazed windows to both sides. Door to the garden.

Sitting Room

Double aspect windows, one with window seat and fell views, the other is a curved bay window, a lovely feature of this room. Multi fuel stove, set in to chimney breast with stone surround, brick inlay and marble hearth. Tiled to floor. Display cabinet set in to recess. Radiator.

Dining Room

A lovely room with window and window seat looking to Barrow fell and The Kinn. Tiled to floor. Display recess in chimney breast. Radiator. Door to understairs cupboard. Opening to:

Stairs to First Floor

Landing

Half landing. Access to all rooms. Large storage cupboard housing Worcester combination boiler. Open to:

Open Plan Reception Room

Fabulous open room with two windows looking to the local fell range. Three Velux windows. Built in storage cupboards. Exposed beams. Three radiators. Loft access. Access to all rooms

Bedroom One

Double bedroom. Window to rear with views of Barrow and The Kinn. Radiator. Built-in wardrobe. Door to:



Bathroom

Jack and Jill bathroom with bath and shower attachment. WC. Wash hand basin. Window to side. Tiled to floor. Tiled to walls. Built in storage cupboards. Ladder style radiator.

Bedroom Two

Double bedroom. Window to front with views of Skiddaw. Radiator. Door to:

Shower Room

Jack and Jill shower room. Large walk-in shower. WC. Wash hand basin housed in vanity unit. Window to front. Ladder style radiator. Tiled to walls. Tiled to floor.

Outside

To the rear the property is a cottage style garden, bordered by Lakeland stone walls. The garden is beautifully stocked with mature shrubs and plants creating a peaceful space with patio seating area. Stone steps take you down to the beck. A metal frame south facing sunroom with sliding doors is attached to the house with tile floor and ample seating space. To the front is pedestrian access to the side road and within this space is a stone outhouse and coal bunker. Across the road is a small parcel of land where the oil tank sits that feeds the oil-fired AGA in the kitchen.

Services

All mains services are connected. Worcester Bosch gas fired combination boiler located in the storage cupboard on the half landing. Aga is oil fired with the oil tank situated on a small parcel of land opposite the house.

Tenure

Freehold

Agent's Note

The property has suffered from flooding in 2015. Extensive works have been done to the riverbank further up to mitigate any further problems. The vendor has carried out remedial works to the property to prevent any further water ingress.



Mobile phone and Broadband services

CA12 5SY Mobile Signal

		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✗	✗	✗	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✗	✗	✗	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

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

*Information provided by the signalchecker.co.uk website

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

Council Tax

The vendor has advised us the property is within The Cumberland Council and is council tax band E. 2024/2025 is £2920.96 per annum.



CA12 5SY Broadband

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

Average in CA12 5SY in the last 12 months:

⬇ Download: 35.0 Mbps

⬆ Upload: 5.8 Mbps

*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

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: K3632659



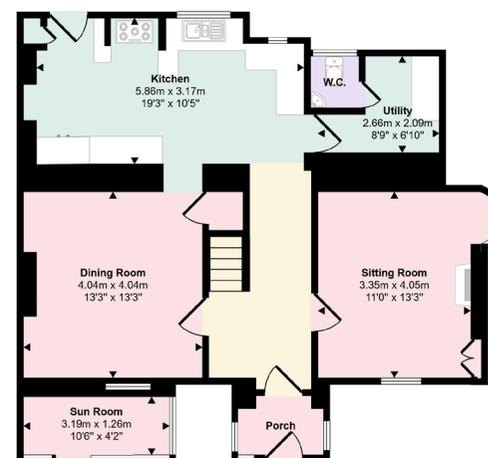
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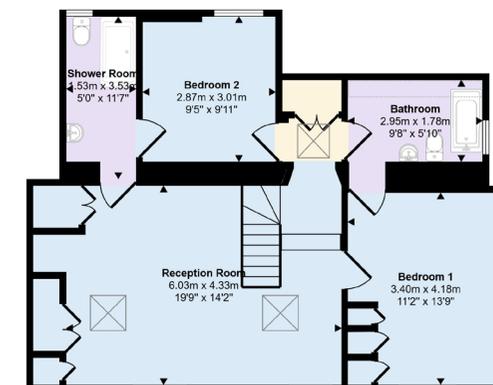
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Score	Energy rating	Current	Potential
92+	A		96
81-91	B		
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 80 sq m / 858 sq ft



First Floor
Approx 72 sq m / 772 sq ft

Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

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