

PFK

Coledale Cottage, Braithwaite, Keswick, Cumbria CA12 5TN

Price Guide £800,000





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LOCATION

Braithwaite enjoys excellent local facilities including restaurants, pubs, a cafe and village shop. The village has a Church of England primary school, a village hall and the surrounding fells form the famous 'Coledale Horseshoe' offering an excellent base for exploring some of the finest routes in the Lake District. It is a short drive or walk into Keswick town which provides a wider choice of amenities and an easy commute to a number of surrounding villages and towns including Cockermouth, Grasmere, Penrith and access to the M6.

PROPERTY DESCRIPTION

Coledale is an extremely desirable property occupying a magnificent, elevated position in an idyllic location tucked at the bottom of Barrow fell in the popular village of Braithwaite, enjoying stunning panoramic views towards Skiddaw range and the surrounding fells and set within large, private, surrounding gardens.

Accommodation is spacious and flexible in its usage and briefly comprises three reception rooms, kitchen with walk in pantry, four/five bedrooms (one with en suite) and bathroom.

Externally, the property benefits from substantial gardens providing an abundance of colour and incorporating lawned areas, wild flower orchard, established trees, shrubs and borders together with a summer house and flagged seating space to sit out and relax taking full advantage of the spectacular scenery in a private, peaceful location. There is ample parking to the front of the property and a detached garage/workshop offers further space.

The property is now available for sale with no onward chain. Viewing is highly recommended.

ACCOMMODATION

Reception Hallway/Dining Room

3.86m x 5.25m (12' 8" x 17' 3") Dual aspect room with radiator, under stairs cupboard and stairs to first floor accommodation.

Living Room

4.42m x 5.79m (14' 6" x 19' 0") Bright, dual aspect reception room with windows to front and rear elevations. Radiator, substantial built in shelving and feature fireplace with open fire and stone surround.

Dining Room

3.57m x 3.28m (11' 9" x 10' 7") Front aspect room with radiator.

Kitchen

2.99m x 5.34m (9' 10" x 17' 6") Fitted with a range of matching wall and base units with complementary worktops, tiled splashbacks and composite sink/drainage unit with mixer tap. Space for freestanding oven and hob with extractor above, space for under counter dishwasher and washing machine and space for tall, freestanding fridge freezer. Spotlighting, dual aspect windows to side and rear aspects, radiator and access to:-

Walk-In Pantry

1.12m x 1.44m (3' 8" x 4' 9") With window to rear aspect and fitted shelving.

Rear Porch

1.13m x 1.20m (3' 8" x 3' 11") With coat hanging space, radiator and door providing access to the rear.

Inner Hall

Utility/WC

1.58m x 1.83m (5' 2" x 6' 0") Front aspect room with WC, wash hand basin, wall mounted boiler, heated towel rail and space for a tumble dryer.

Bedroom 1

3.89m x 4.17m (12' 9" x 13' 8") Dual aspect with wonderful Lakeland fell views. Built in double wardrobe and a radiator.

En-Suite

2.30m x 1.58m (7' 7" x 5' 2") Comprising shower cubicle with mains shower, WC and wash hand basin set in vanity unit. Side aspect window and heated towel rail.

FIRST FLOOR

Landing

3.88m x 0.85m (12' 9" x 2' 9") Windows to front aspect, fitted storage cupboard and a radiator.

Bedroom 2

3.15m x 4.09m (10' 4" x 13' 5") Dormer window to front aspect, exposed beams, wash hand basin and a radiator.

Bedroom 3/Study

3.92m x 3.71m (12' 10" x 12' 2") Dual aspect room with feature arch window offering stunning views of the Skiddaw range. Under eaves storage.

Bathroom

1.83m x 1.68m (6' 0" x 5' 6") Partly tiled, rear aspect bathroom fitted with bath with electric shower over, wash hand basin and a radiator.

WC

0.91m x 2.26m (3' 0" x 7' 5") Window to rear aspect. Fitted with WC and wash hand basin.

Bedroom 4

3.74m x 2.83m (12' 3" x 9' 3") Box bay window to rear aspect, built in wardrobes, wash hand basin and a radiator.

Bedroom 5

3.46m x 2.31m (11' 4" x 7' 7") Box bay window to front aspect, built in cupboards, wash hand basin and a radiator.

EXTERNALLY

Private Parking

A private driveway provides ample off road parking.

Detached Garage

With light and power.

Gardens

The garden is zoned into a variety of areas with a field to the rear, partially left for wildlife, mature more formal gardens at the front, alongside outhouses and a summer house. The lower section of the garden provides an allotment area, with raised beds and a glass greenhouse, and pathways and mature hedging throughout the garden, create lovely hidden spaces - all enjoying superb surroundings.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

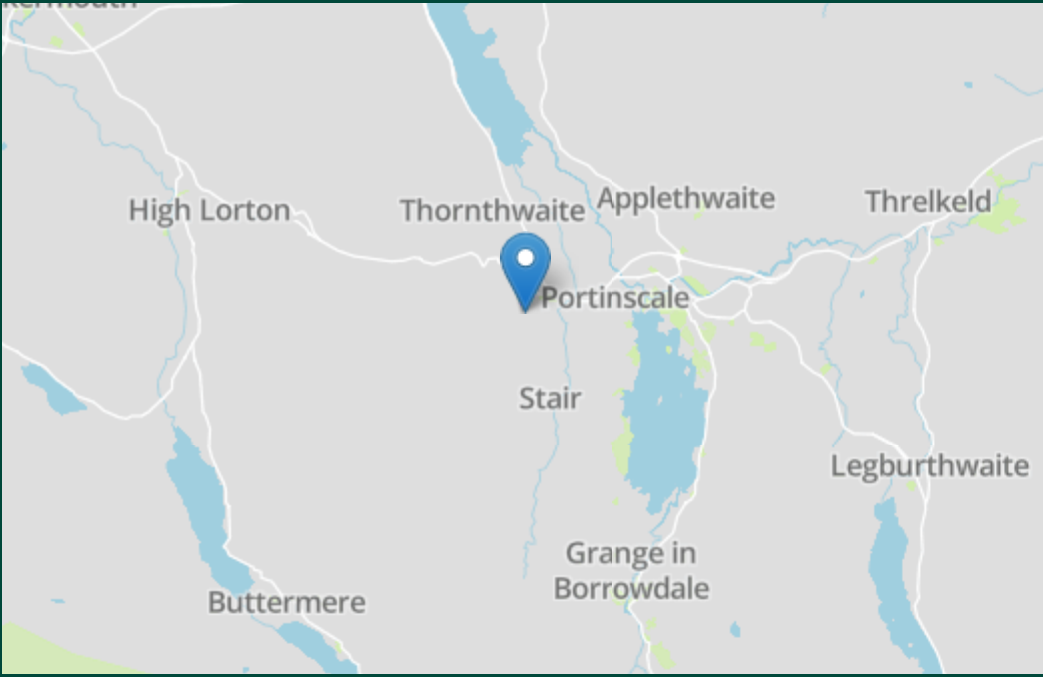
Mains gas, electricity, water and drainage. Gas central heating and mostly double glazing installed throughout. Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band G

Viewing: Through our Keswick office, 017687 74546.

Directions: From Keswick, proceed out of the town on to High Hill heading towards the A66. Turn left on to the A66 towards Cockermouth, continue past Portinscale, and Braithwaite is the next village along. Take the first left turning into the village and proceed along this road (past the cafe and the Royal Oak public house), then take the next left hand turn signposted Coledale. Continue on this road and up the hill towards the Coledale Inn, go past the pub, continue up the hill and the property is the last house on the right hand side before the fellside.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾
 1779.92 ft²
 165.36 m²

Reduced headroom
 152.31 ft²
 14.15 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

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