



# THELMLEA

BRAITHWAITE, KESWICK, CUMBRIA



## THELMLEA, BRAITHWAITE, KESWICK

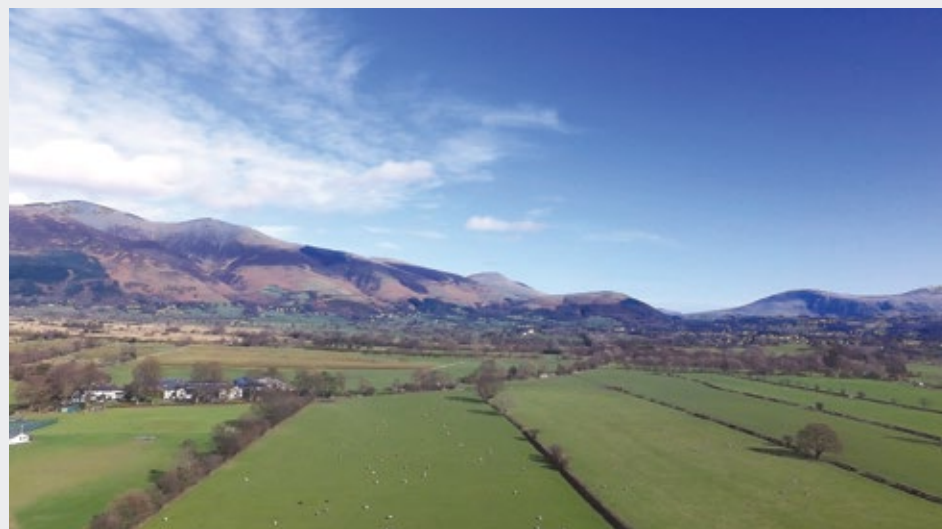
An imposing detached Victorian residence dating back to 1897, set on the outskirts of one of The Lake District's most popular and beloved villages and enjoying panoramic views of the fells.

## APPROXIMATE MILEAGES

Keswick 2.5 miles, Penrith and M6 J40 20 miles, Grasmere 16 miles, Ambleside 20 miles, Carlisle 31 miles, Buttermere 7 miles, Ullswater 17 miles

## ACCOMMODATION IN BRIEF

The extensive accommodation includes a covered veranda with door to entrance hall, ground floor WC, Living room, dining room, sitting room, kitchen, first floor landing, four first floor bedrooms, two with en-suites, separate shower room and bathroom, second floor landing with loft room, three second floor bedrooms, one with en-suite.





## INFORMATION ON LOCAL AREA

The village of Braithwaite is a pretty and hugely popular village which lies beside Coledale beck at the bottom of the Whinlatter Pass and is located 2.5 miles to the west of Keswick. Some of the best hill walking in The Lakes can be done from here including the famous Coledale Round plus the summits of Barrow and Oughterside. The Whinlatter mountain bike trail centre is located on the hillside above the village where Ospreys can also be viewed.

The village itself has a number of pubs & hotels including The Coledale Inn, Royal Oak and The Middle Ruddings hotel and there is also a campsite, village store plus the Church of St Herbert.

The Braithwaite primary school caters for Children between 3-11 years of age.

## THE PROPERTY

Thelmlea is an imposing Victorian residence dating back to 1897, constructed for William Wilson of the Faulders Brewing Company in Keswick. It sits in a prominent position on the outskirts of the hugely popular village of Braithwaite and offers panoramic views of a whole host of fells, notably including Barrow, Catbells, Walla Crag, Clough Head, Latrigg and Skiddaw. Built over three floors, the property had been utilised as a Guest House for a number of years but is now in private ownership and will also make an excellent second home or holiday let, as the accommodation lends itself perfectly to families who want to holiday together. All in all, a lovely home in a fantastic location.

The property is accessed via a covered veranda with original tiled floor. A studded wooden door leads into a vestibule with a further part glazed door into the entrance hall. The entrance hall has doors which lead to all ground floor rooms and a staircase which leads to first floor landing. There is a useful ground floor cloakroom with a window to rear, WC and space for a washing machine. The living room is of generous size



and enjoys spectacular views from the bay window to Skiddaw and Latrigg, there is a gas fire in surround, picture rail and cornicing. The dining room is on the other side of the hall and opens into the sitting room, with picture rail, dado rail and coved ceiling plus views to the front through the window. The sitting room looks to the rear with sliding doors which open into garden, a multi fuel stove in fireplace, plus dado rail, picture rail and coved ceiling. The double aspect kitchen is fitted with white units and complimenting work surfaces, looking out to the rear and side, there is a fitted range cooker, space for appliances plus a tiled floor. A door from here leads to an original wooden side porch, leading out into gardens.

To the first floor, the landing has stripped wooden doors which lead to four bedrooms, two of these with en-suite facilities plus a bathroom and separate shower room, stairs continue to second floor accommodation. The master bedroom is a double and looks to the rear, with en-suite facilities. Bedroom 2 looks to the front with beautiful views of the surrounding fells and benefits from an en-suite shower room. Bedroom 3 is a single room with wash basin, plate rail and enjoying those fabulous views. The final first floor bedroom is also a double and looks to the front over the fells with a wash basin and plate rail. Also situated on the first floor is a shower room with rear aspect including shower enclosure, hand wash basin and WC, plus a family bathroom with side aspect, a three piece suite, shower over bath, plus boiler cupboard.



The second floor accommodation is accessed from a spacious landing with a side aspect, affording lovely views to Skiddaw, stripped wooden doors to bedrooms plus a useful attic store room. Bedroom five is a double bedroom with dormer window to the front, affording the most dramatic, panoramic fell views from Skiddaw across Keswick to Catbells. It has a useful en-suite shower room. Bedroom six is also a double, enjoying the same superb views and has a pedestal hand basin. Bedroom seven is a single room with a Velux window to rear plus a hand basin.

## EXTERNALLY

The property sits in the middle of its plot, thus enjoying generous lawned gardens to all sides. As part of a development scheme to the rear, a new driveway will lead in to the far right side of the plot and branch off to provide parking for Thelmllea at the rear, while continuing onwards to serve two new build houses further back. The gardens to the side will therefore increase in size. The garden area to the front is established and includes a delightful covered veranda with original tiled floor and seat. A place to enjoy the panoramic views of the fells.

## DIRECTIONS

From Cockermouth take the A66 towards Keswick. Pass Bassenthwaite Lake and take the first turning on the right signposted to Braithwaite near the Middle Ruddings Hotel. Follow the road round to the left and the driveway for Thelmllea will be situated on the right hand side.

**POSTCODE** – CA12 5TD

**EPC** – Band D

**COUNCIL TAX** – Band G

## FIXTURES & FITTINGS

Some items, such as carpets, curtains and light fittings, not mentioned in these sales particulars may be either excluded from the sale or available by separate negotiation.

**TENURE** – Freehold

## SERVICES

Mains Water, drainage, gas and electric all connected

## IMPORTANT NOTICE

The Property Misdescriptions Act: Purple Diamond, for themselves and for the Vendors and Lessors 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 intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) No person in the employment of Purple Diamond Ltd, has any authority to make or give any representation or warranty whatever in relation to this property.



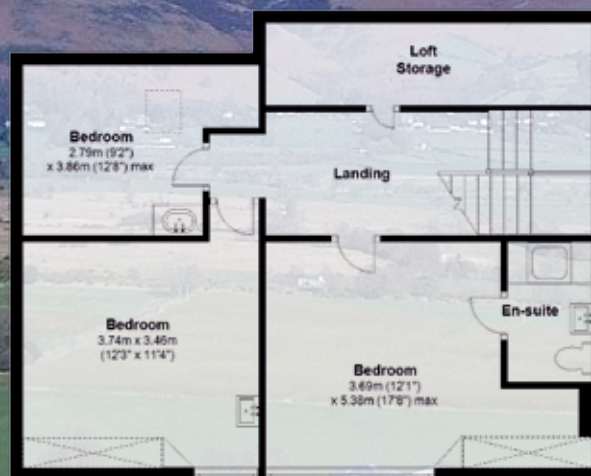




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

VIEWINGS STRICTLY BY APPOINTMENT  
 Telephone 01900 828011 Email [cumbria@purple-diamond.co.uk](mailto:cumbria@purple-diamond.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	78



# PURPLE

— DIAMOND —

RARE & BEAUTIFUL HOMES

Address Purple Diamond | 39A Station Street | Cockermouth | Cumbria | CA13 9QW Telephone 01900 828011 Email [cumbria@purple-diamond.co.uk](mailto:cumbria@purple-diamond.co.uk)

[www.purple-diamond.co.uk](http://www.purple-diamond.co.uk)