



| Braithwaite | Keswick | CA12 5TW

Guide Price £1,150,000



**david britton**  
ESTATES



## Key features

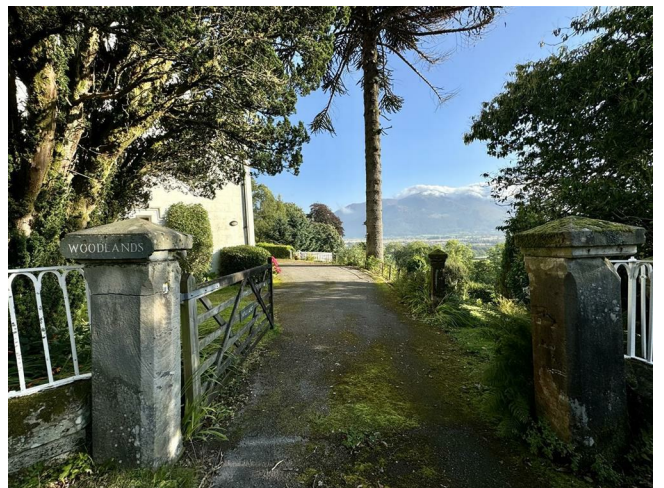
- Imposing Victorian 4 bedroom detached house
- Elevated, standalone position in Whinlatter Forest
- Magnificent Lakeland fell views from all the rooms
- Approximately 5.7 acres in total
- Conveniently located close to Braithwaite and Keswick
- Further development potential within outbuilding the side (STP)
- Four bedrooms and two bath / shower rooms
- Four flexible use reception rooms
- Wonderful, mature grounds with elevated terrace and woodland
- A wonderful lifestyle opportunity

## Description

\*\* Around 2000 sq ft Lakeland Home with around 5.7 acres & stunning views \*\*

Nestled into Whinlatter Forest overlooking the dramatic Lakeland Fells, this imposing Victorian four-bedroom detached residence occupies around 5.7 acres of beautiful mature surrounding grounds and woodland in an outstanding elevated position. All the rooms in this wonderful home have windows which frame the views perfectly.

## Directions







# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	45	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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