



Threeways, Braithwaite, Keswick, CA12 5RY



Front View



Rear Garden



Rear Garden

£575,000

Threeways
Braithwaite
Keswick
CA12 5RY

A substantially extended three or four bedroomed semi-detached house occupying an extensive mature garden site and enjoying delightful front views to Skiddaw.

Braithwaite village is situated in the Lake District National Park at the foot of Whinlatter forest only 2.5 miles west of the market town of Keswick and 11 miles south east of Cocker-mouth.

The village has an active community and offers an extensive range of local amenities including regular bus routes, Church of England primary school, two shops and a visiting post office, church, village hall with sporting facilities, café, hotels, restaurants and public houses. There is a foot and cycle path into Keswick.

Brief Summary

- Substantially extended semi-detached house
- Fitted kitchen with integrated appliances
- Delightful front views to Skiddaw
- Converted attic room
- Three bedrooms
- Extensive mature gardens, driveway and integral garage
- First floor lounge or additional double bedroom
- Living room, sitting room and conservatory

Accommodation

Ground Floor

Entrance Porch

Entrance Hall With radiator, under stairs cupboard.

Living Room 12' 1" x 11' 10" (3.68m x 3.61m)
With front bay window, tiled fireplace with inset living flame gas fire, radiator.

Sitting / Dining Room 18' 10" x 10' 11" (5.74m x 3.33m)
With wood burning stove on tiled hearth, timber over mantle, radiator.



Living Room



Entrance Hall



Sitting / Dining Room



Kitchen

Kitchen 14' 8" maximum x 14' 5" maximum (4.47m x 4.39m) With fitted base and wall units including pelmet lighting and granite work surfaces, breakfast bar, sink unit with mixer tap, ceramic wall tiling, integrated Bosch hob, double oven, microwave oven, extractor unit, dish washer, recessed ceiling spot lights, radiator.

WC With WC, wash hand basin.

Conservatory 11' 6" x 9' 6" overall (3.51m x 2.9m) With radiator.

First Floor

Landing

Bedroom One 11' 11" x 11' 1" (3.63m x 3.38m) Front bedroom with bay window providing views to Skiddaw, radiator.

Bedroom Two 8' 8" x 8' 2" (2.64m x 2.49m) Front bedroom with views to Skiddaw, radiator.

Bedroom Three 12' 9" x 10' 11" (3.89m x 3.33m) Rear bedroom with views over the rear garden, radiator, built in cupboards



Consevratory



Bedroom One

Bathroom 8' 9" x 8' 2" (2.67m x 2.49m)
With WC, wash hand basin, roll top bath with telephone style shower mixer / filler, shower cubicle, ceramic wall tiling, heated towel rail, recessed ceiling spot lights, built in cupboard with Worcester gas boiler.

Lounge / Additional Bedroom 15' 5" x 13' 2" (4.7m x 4.01m) With front and rear windows, front views to Skiddaw, radiator.

Second Floor

Attic Room Approached by stairs and with three roof windows, eaves cupboards.

Outside Front tarmac driveway providing parking spaces, raised lawned garden with stocked and shrubbed borders, extensive mature terraced rear garden including four paved patios, pagoda, lawns, established trees, stocked and shrubbed borders, pond, green house, shed, Summer house, side passageway.

Integral Garage 19' 0" x 9' 3" (5.79m x 2.82m) With electric light and power, sink unit, rear pedestrian door.



Lounge/Additional Bedroom



Bedroom Two



Bedroom Three



Front View

Tenure Freehold.

Services Mains water, electricity, gas and drainage. Gas central heating to radiators.

Council Tax Band E

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions Leaving Keswick on the A66 heading towards Cockermouth, proceed past the junction for Portinscale and take the third left turning into Braithwaite sign posted to "Thorntwaite / Gallery" then turn immediately left and proceed on this small road where Threeways is located within the row of houses on the right hand side.

Viewings By appointment with Hackney & Leigh's Keswick office.

Price £575,000



Summer House



Patio



Patio

Braithwaite, Keswick, CA12

Approximate Area = 1842 sq ft / 171 sq m (includes garage)

Limited Use Area(s) = 116 sq ft / 11 sq m

Total = 1958 sq ft / 182 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2021. Produced for Hackney & Leigh. REF: 737272

Hackney & Leigh
11 Bank Street,
Keswick,
Cumbria CA12 5JY

017687 41741
keswicksales@hackney-leigh.co.uk
www.hackney-leigh.co.uk

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.