



 Bawd Hall



# Bawd Hall

Newlands Valley, Keswick, Cumbria, CA12 5TS

## Summary

- Outstanding substantial detached Lakeland country house
- Stunning elevated rural setting in the beautiful Newlands Valley
- Spectacular uninterrupted panoramic vista to the majestic range of fells
- Approximately 1.1 acres of grounds including delightful mature gardens
- Approximately five miles from Keswick and under three miles from Braithwaite village
- Generously proportioned accommodation throughout
- Five bedrooms and four bath / shower rooms
- Large living room and adjoining garden room
- Fitted dining kitchen and utility room
- Courtyard parking and adjoining double garage





# Welcome

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A rare opportunity to acquire an outstanding substantial detached five bedroom Lakeland country house occupying a stunning elevated site in the beautiful Newlands Valley with a truly spectacular uninterrupted panoramic front vista to the majestic range of fells including Catbells, Maiden Moor, High Spy, Hindscarth, Robinson and the Buttermere fells.

# Location

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Nestling idyllically in approximately 1.1 acres of grounds including delightful mature gardens overlooking Keskadale beck, Bawd Hall is located approximately five miles south west of Keswick and under three miles from Braithwaite village which provides a wide 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.

Currently used by the present owners for lucrative holiday letting, Bawd Hall is equally suitable as a prestigious primary home or recreational holiday home.





# Accommodation

## Ground Floor

- Entrance Vestibule
- Entrance Hall
- Living Room
- Garden Room
- Dining Kitchen
- Bedroom 1
- Bathroom
- Utility Room
- Store Room

## First Floor

- Landing
- Bedroom 2 with En-suite Bathroom
- Bedroom 3
- Bedroom 4
- Bedroom 5 with En-suite Bathroom
- Study
- Bathroom

## Outside

- Front Forecourt
- Double Garage
- External Stores
- Mature Gardens
- Approximately 1.1 Acre Site













## Directions

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From Keswick town centre proceed onto the A66 towards Cockermouth. After passing the turning on the left for Portinscale turn left at the signpost for Braithwaite. Continue and bear left at the fork in the road onto Croft Terrace and then turn left at the signpost to Newlands. Proceed across the bridge and turn left before the village store. Continue along the road for approximately 2.8 miles and the entrance to Bawd Hall is located on the left.

## Important Information

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**Services:**

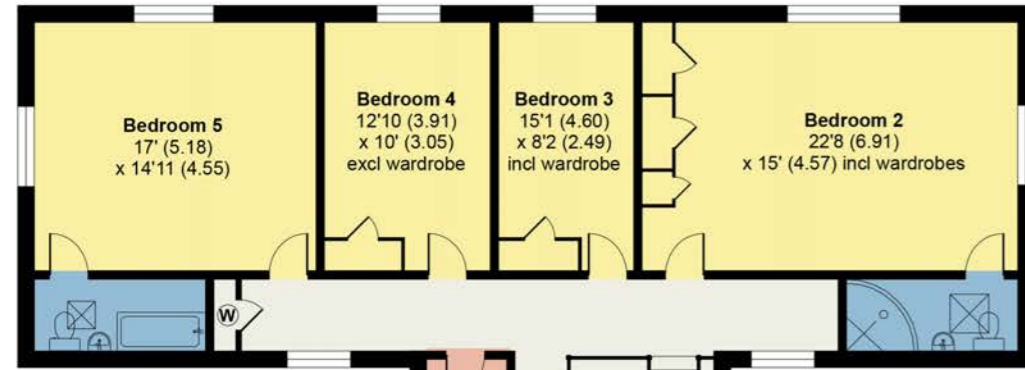
Mains electricity. Natural spring water supply. Septic tank drainage. Oil central heating. Superfast broad band.

**Rateable Value :**  
£5,500

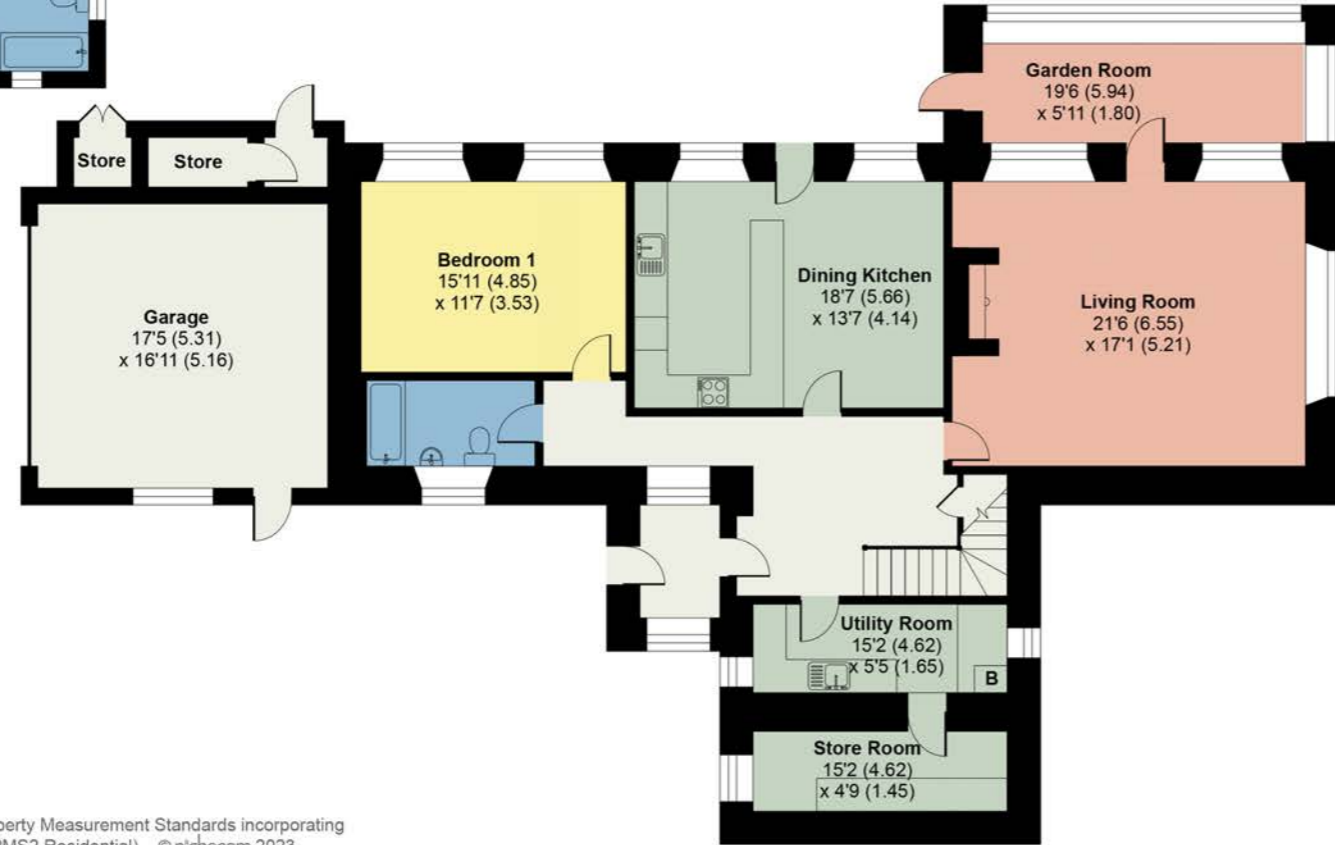
**Energy Performance Certificate:**

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

**Tenure:**  
Freehold.



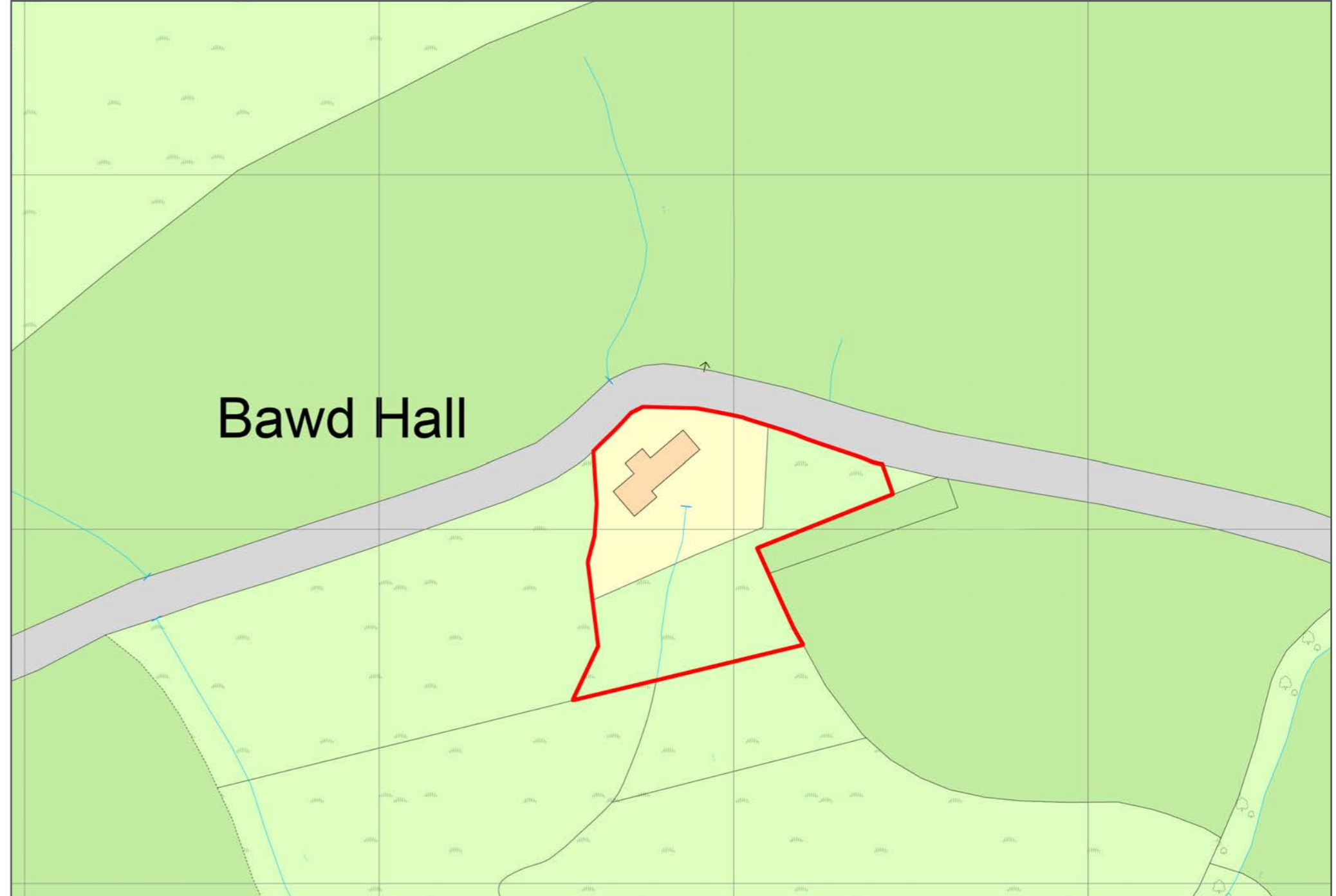
FIRST FLOOR



GROUND FLOOR

### Bawd Hall, Newlands, Keswick

Approximate Area = 2935 sq ft / 272.6 sq m (excludes stores)  
Garage = 301 sq ft / 28 sq m  
Total = 3236 sq ft / 300.6 sq m  
For identification only - Not to scale





**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Keswick office:**

Call us on 017687 41741

[keswicksales@hackney-leigh.co.uk](mailto:keswicksales@hackney-leigh.co.uk)

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*Caring about you and your property*