



Braithwaite

Offers in the region of £695,000

Brooklyn, Newlands Road, Braithwaite, Keswick, Cumbria, CA12 5ST

A most appealing detached three bedroom house with delightful fell views and pleasantly located in Braithwaite village nestling within the Lake District National Park at the foot of Whinlatter forest under three miles west of Keswick.

Braithwaite 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.

Quick Overview

Most appealing detached house
Pleasant location in Braithwaite village

Delightful fell views

Under three miles from Keswick

Three bedrooms

Living room, study and conservatory

Fitted dining kitchen

Gardens, on site parking and garage



3



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3



D



Superfast
55Mbps



4

Property Reference: KW0266



Living Room



Conservatory



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator.

Living Room 16' 2" max x 12' 6" max (4.93m x 3.81m)

With living flame gas fire, radiator, double doors to conservatory.

Conservatory 13' 7" x 11' 3" (4.14m x 3.43m)

With radiator, double doors to rear garden.

Dining Kitchen 16' 9" x 10' 7" (5.11m x 3.23m)

With fitted base and wall units, Belfast sink with mixer tap, ceramic wall tiling, integrated double oven, hob, extractor unit, dishwasher, radiator.

Rear Hall

With door to rear garden.

Utility Room 8' 10" x 3' 11" (2.69m x 1.19m)

With plumbing for washing machine, gas boiler.

WC

Study 11' 10" x 8' 8" (3.61m x 2.64m)

With radiator.



Living Room



Dining Kitchen



Study



Study



Bedroom Two



Bedroom Three

First Floor:

Landing

With built in cupboard.

Bedroom One 16' 2" max x 9' 4" min (4.93m x 2.84m)

With radiator, built in wardrobes.

Bedroom Two 11' 8" x 9' 8" (3.56m x 2.95m)

With radiator.

Bedroom Three 11' 2" min x 8' 9" max (3.4m x 2.67m)

With radiator.

Bathroom

With WC, vanity wash hand basin, bath, shower cubicle, ceramic wall tiling, two heated towel rails.

Outside:

Front forecourt providing on-site parking for several cars, stocked and shrubbed borders, rear patio with steps to lawned garden with stocked and shrubbed borders, decked area. Garage.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.



Bedroom One



Bathroom



Rear Garden



View



Seating Area

Council Tax

Band D.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

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 and Brooklyn is located within the row of properties on the left.

Price

Offers in the region of £695,000 are invited.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



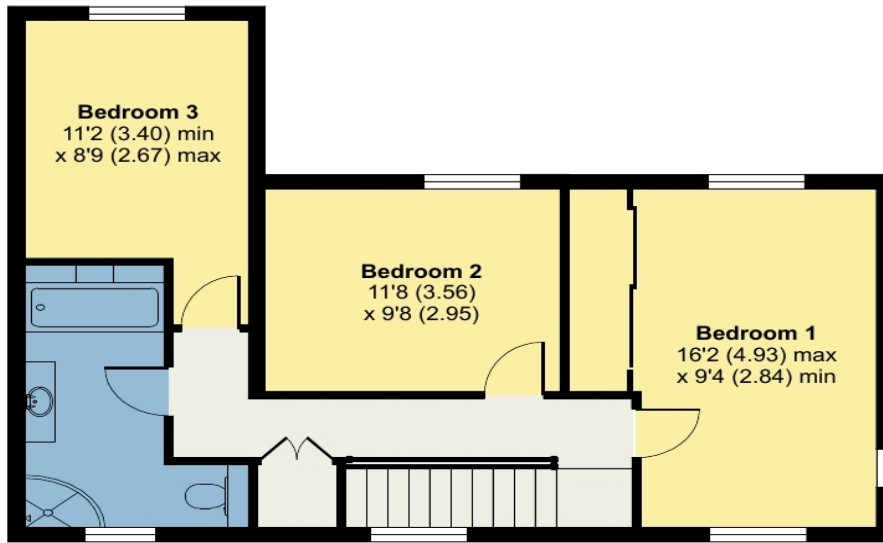
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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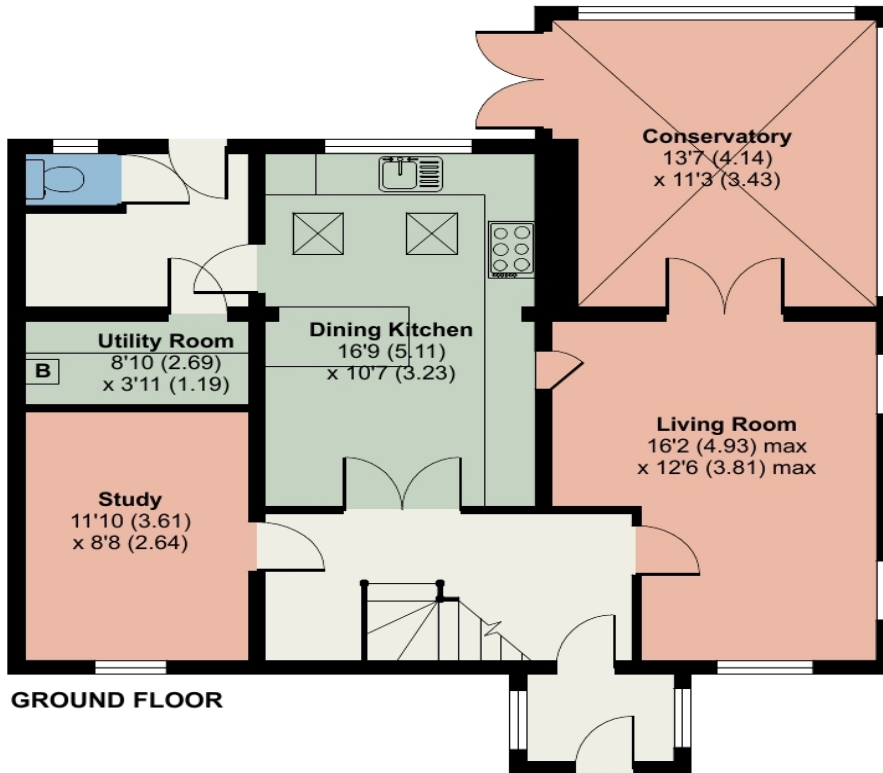
Brooklyn, Braithwaite, Keswick

Approximate Area = 1537 sq ft / 142.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 988724