



## Braithwaite

Offers in the region of **£1,450,000**

The Old Farmhouse Mews, Braithwaite, Keswick, CA12 5SY

An outstanding lucrative residential investment opportunity comprising a thriving established holiday letting business providing thirteen bedrooms in total and including a former farmhouse dating from 1656 together with an adjoining annexe, six cottages and two apartments all grouped in a pleasant courtyard setting located in the centre of Braithwaite village.

### Quick Overview

- Outstanding lucrative residential investment opportunity
- Thriving established holiday letting business with thirteen bedrooms in total
- Central location in Braithwaite village
- 2.5 miles from Keswick
- Former farmhouse - with three bedrooms
- Annexe - with one bedroom
- Five cottages - each with one bedroom
- One Cottage - with two bedrooms
- Two apartments - each with one bedroom
- Courtyard providing on-site parking spaces



13



12



10



TBC



Superfast  
80 Mbps



Ample  
Parking

Property Reference: KW0274



Farmhouse



Farmhouse



Farmhouse



Farmhouse

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Braithwaite is delightfully situated within 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 Cockermouth.

Surrounded by a range of majestic fells including Causey Pike, Grisedale and High Stile, 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.

#### Accommodation

Former farmhouse - with three bedrooms.

Annexe - with one bedroom.

Five cottages - each with one bedroom.

One Cottage - with two bedrooms.

Two apartments - each with one bedroom.

Office, laundry room and store.

Courtyard providing on-site parking spaces

#### Services

Mains water, electricity, gas and drainage.

### Tenure

Freehold.

### Rateable Value

£22,500.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

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### 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 the properties are located on the right at the end of the road immediately before the bridge.

### Price

Offers in the region of £1,450,000 are invited for consideration.



Farmhouse



Annexe



Farmhouse



Farmhouse

# The Old Farmhouse Mews- The Farmhouse

For illustrative purposes only. Not to scale.



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