



Braithwaite

Offers in the region of £1,200,000

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

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.

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.

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

Price
Offers in the region of £1,200,000 are invited for
consideration.

Anti-Money Laundering Regulations (AML)
Please note that when an offer is accepted on a
property, we must follow government legislation
and carry out identification checks on all buyers
under the Anti-Money Laundering Regulations
(AML). We use a specialist third-party company to
carry out these checks at a charge of £42.67 (inc.
VAT) per individual or £36.19 (incl. VAT) per
individual, if more than one person is involved in
the purchase (provided all individuals pay in one
transaction). The charge is non-refundable, and
you will be unable to proceed with the purchase
of the property until these checks have been
completed. In the event the property is being
purchased in the name of a company, the charge
will be £120 (incl. VAT).



Farmhouse



Annexe



Farmhouse



Farmhouse

The Old Farmhouse Mews- The Farmhouse

For illustrative purposes only. Not to scale.



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. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/11/2023.

Request a Viewing Online or Call 01768 741741