



Braithwaite

2 Scotgate Bungalows, Braithwaite, Keswick, Cumbria, CA12 5TJ

A rare opportunity to acquire a substantial detached three bedroom bungalow centrally located in Braithwaite village on an extensive site totalling approximately 0.3 of an acre including delightful fell views.

Offers Over £575,000

Quick Overview

Substantial detached three bedroom bungalow
Extensive site totalling approximately 0.3 of an
acre

Central location in Braithwaite village

Delightful fell views

Under three miles from Keswick

Living room, dining kitchen and two
conservatories

Easily managed front and rear gardens

Expansive courtyard providing on-site parking
for numerous vehicles

Adjoining single garage

Large detached double garage with integral
workshop



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3



B



Superfast
80 Mbps



On-site Parking
& Garage

Property Reference: KW0332



Living Room



Dining Kitchen



Conservatory One



Conservatory Two

A rare opportunity to acquire a substantial detached three bedroom bungalow centrally located in Braithwaite village on an extensive site totalling approximately 0.3 of an acre including delightful fell views, an expansive side courtyard providing numerous on-site parking spaces, adjoining single garage and a large detached double garage with an integral workshop suitable for a variety of hobbies.

Located under three miles from Keswick, the village of Braithwaite has an active community and offers 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.

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator, built in cupboard.

Living Room 16' 11" x 12' 9" (5.16m x 3.89m)

With windows to three elevations, three radiators, fitted gas fire, built in cupboard.

Front Bedroom One 12' 11" x 11' 11" (3.94m x 3.63m)

With radiator.

Rear Bedroom Two 13' 1" x 11' 11" (3.99m x 3.63m)

With radiator, rear patio door to conservatory.

Conservatory 11' 4" x 8' 9" (3.45m x 2.67m)

With radiator, external door.

Rear Bedroom Three 11' 5" x 10' 11" (3.48m x 3.33m)

With radiator, built in wardrobes.

Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, radiator.

Dining Kitchen 14' 5" x 11' 11" (4.39m x 3.63m)

With fitted base and wall units, breakfast bar, sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, fridge / freezer, radiator, built in cupboard.

Rear Hall

With radiator.

Conservatory Two 11' 10" x 11' 2" (3.61m x 3.4m)

With electric heater, external double doors.

Pantry 8' 0" x 6' 7" (2.44m x 2.01m)

With fitted base units.

WC



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Utility Room 8' 4" x 6' 11" (2.54m x 2.11m)

With fitted base and wall units, sink with mixer tap, plumbing for washing machine.

Outside:

Extensive easily managed gravel surfaced front and rear gardens with stocked and shrubbed borders, front and rear paved patio, expansive block paved side courtyard providing on-site parking spaces for numerous vehicles, electric car charging point, adjoining single garage with electric light and power, large detached double garage / integral workshop with electric light and power, garden shed, greenhouse.

Services

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

Tenure

Freehold.

Council Tax

Band F.

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 straight ahead into the village towards the Royal Oak public house and the property is located on the left.

Price

Offers over £575,000 are invited for consideration.



Front Elevation



Rear Courtyard



Views



OS Map

Request a Viewing Online or Call 01768 741741

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**



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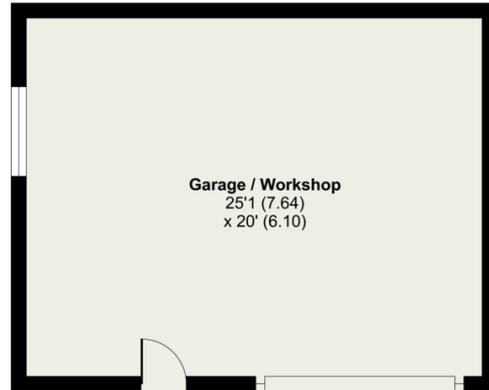
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Approximate Area = 1875 sq ft / 174.2 sq m

Garage / Workshop = 503 sq ft / 76.7 sq m

Total = 2378 sq ft / 220.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1093636

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