



Naddle

Offers over £1,290,000

Bracken Rigg House, Naddle, Keswick, CA12 4TF

A rare opportunity to purchase an outstanding substantial detached five bedroom Victorian country house with an adjoining four bedroom self-contained annexe.

Occupying a superb site extending to one and a quarter acres of beautiful mature grounds and successfully operating as a thriving established holiday letting business, Brackenrigg enjoys stunning panoramic fells views across the Naddle Valley and a delightful rural Lakeland setting nestling under three miles from Keswick and ten miles from Grasmere.

The present owner resides in the annexe of Brackenrigg House and operates the main house accommodation for lucrative self-catering holiday letting.

Quick Overview

Outstanding substantial detached five bedroom
Victorian country house

Adjoining four bedroom self contained annexe

Thriving successfully established self-catering
holiday letting business

Superb site totalling approximately one and a
quarter acres of beautiful mature grounds

Delightful rural Lakeland setting

Stunning panoramic fell views across the Naddle
Valley

Under three miles from Keswick and ten miles
from Grasmere

Highly recommended



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D



Standard
Broadband
Available



6

Property Reference: KW0338



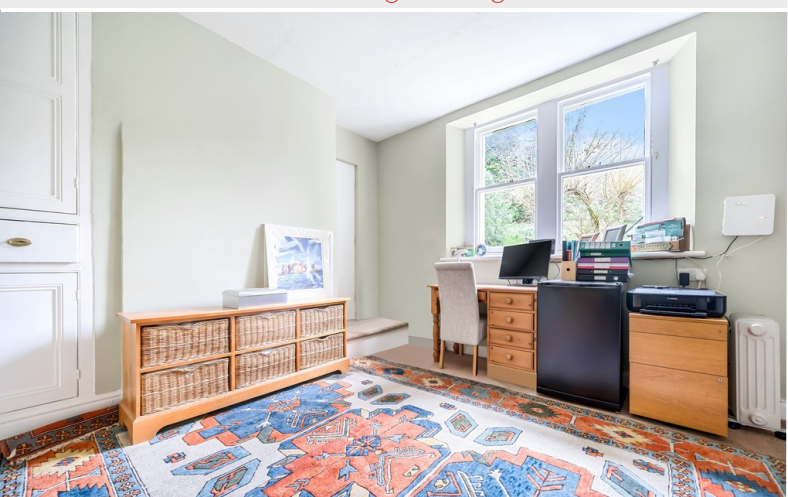
Kitchen / Living / Dining Room



Kitchen / Living / Dining Room



Kitchen / Living / Dining Room



Office

Accommodation

BRACKEN RIGG HOUSE

Ground Floor:

Vestibule | Hall | Living Room | Sitting Room | Dining Kitchen | Office | Utility Room.

First Floor:

Landing | En-suite Bedroom 1 | En-suite Bedroom 2 | En-suite Bedroom 3 | En-suite Bedroom 4 | En-suite Bedroom 5

HIGH RIGG ANNEXE

Ground Floor:

Porch | Hall | Living / Dining Room | Kitchen | WC

First Floor:

Landing | En-suite Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom

Outside:

Approximately One and a Quarter Acre Site | Extensive Mature Gardens | Sweeping Driveway | Expansive Parking Area | Double Garage | Summer House



Kitchen / Living / Dining Room



Kitchen



Dining Room



Living Room



Sitting Room



Main Bedroom

Services

Mains electricity. Oil central heating. Natural water supply and treatment facility. Septic tank drainage.

Tenure

Freehold.

Rateable Value

Brackenrigg House £5,500.

Council Tax

High Rigg Band D

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick proceed on the A591 towards Grasmere for approximately 2.5 miles and the entrance drive to Brackenrigg is located on the right.

Price Offers over £1,290,000 are invited.

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).



Rear Garden



View



Rear Garden



View

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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Brackenrigg House, Naddle, Keswick

Approximate Area = 2508 sq ft / 232.9 sq m

Garage = 540 sq ft / 50.1 sq m

Annexe = 1338 sq ft / 124.3 sq m

Total = 4386 sq ft / 407.3 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). © nīchecom 2024. Produced for Hackney & Leigh. REF: 1105129

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