



## Braithwaite

Offers over £550,000

Polros, Braithwaite, Keswick, CA12 5SZ

A modern detached three bedroom house occupying an elevated site in a rural setting with delightful fell views and within easy walking distance to Braithwaite village centre. Polros is equally suitable as a primary home, recreational second home or for lucrative holiday rentals.

Braithwaite is situated in 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.

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.

### Quick Overview

Modern detached three bedroom house  
Elevated site in a rural setting with delightful  
fell views  
Easy walking distance to Braithwaite village  
centre  
2.5 miles from Keswick  
Living room, dining room and fitted dining  
kitchen  
Front and rear gardens  
On-site parking spaces and adjoining garage  
Ideally suitable as a primary home, recreational  
second home or for lucrative holiday rentals



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Superfast  
broadband  
available



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Property Reference: KW0401



Living Room



Dining Room



Dining Kitchen



Utility

## Accommodation

### Ground Floor:

#### Entrance Hall

With two radiators, under stairs cupboard.

#### Living Room

With Lakeland slate open fireplace, windows to two elevations, two radiators.

#### Dining Room

With radiator.

#### Dining Kitchen

With fitted base and wall units, sink, ceramic wall tiling, integrated oven, hob, extractor unit, two radiators.

#### Shower Room

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

#### Inner Hall

With radiator, external door and door to adjoining garage.

#### Utility Room

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, plumbing for washing machine, built in cupboards, external door.

### First Floor:

#### Landing

With floor to ceiling window, radiator, built in airing cupboard.

#### Bedroom One

Front bedroom with windows to two elevations, radiator, built in wardrobes.

#### Bedroom Two

Front bedroom with windows to two elevations, radiator, built in wardrobes.

#### Bedroom Three

Rear bedroom with radiator, built in wardrobes.

#### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.

#### WC

With WC, wash hand basin, radiator.





Living Room



Dining Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Outside:

Front forecourt providing on-site parking spaces, front lawned garden, surrounding pathways, side and rear hardstanding, raised rear lawned garden with mature stocked and shrubbed borders, established trees, Summer house.

### Adjoining Garage

With electric entrance door, electric light and power.

### Services

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

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Tenure

Freehold.

### Council Tax

Band F.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### What3words

///stripped.nips.repayment

### 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 ahead towards the Royal Oak public house and take the second turning on the right. The entrance to the property is located on the left after approximately 500 metres.

### Price

Offers over £550,000.

### 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 (incl. 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



Rear Garden





Rear Garden



Front View

Request a Viewing Online or Call 01768 741741



# Meet the Team

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Viewings available 7 days a week  
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dedicated viewing team  
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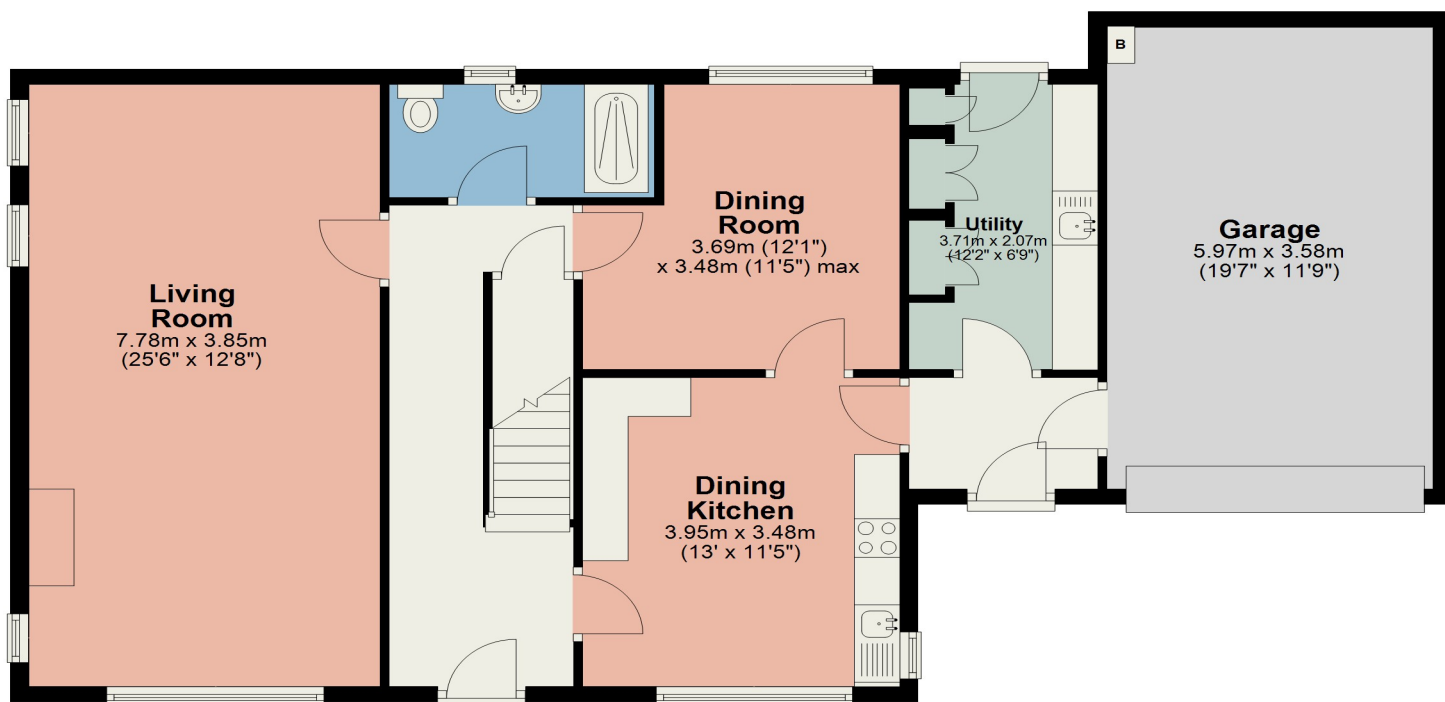


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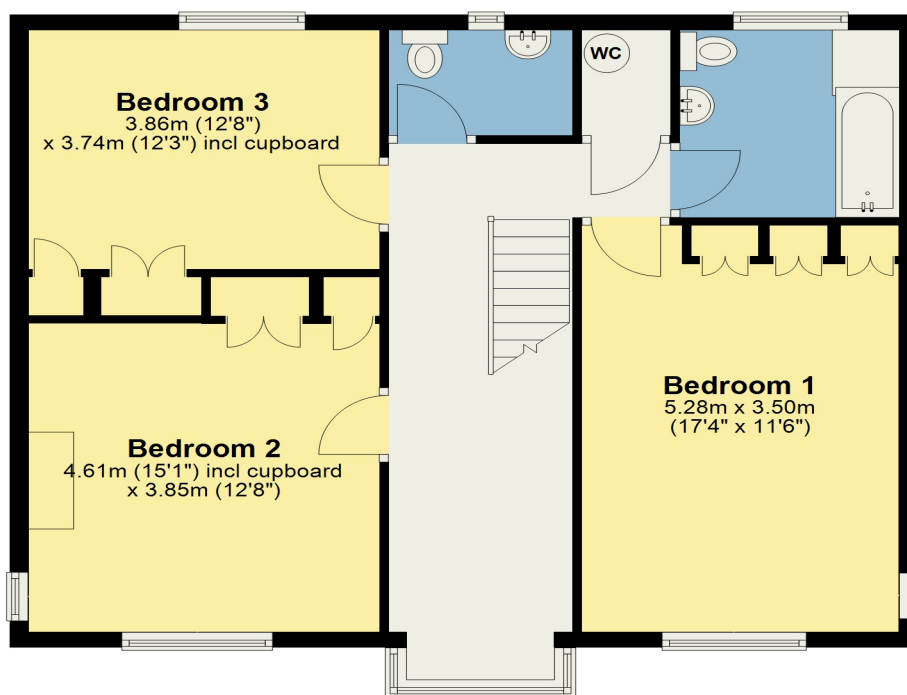
## Ground Floor

Approx. 107.5 sq. metres (1156.7 sq. feet)



## First Floor

Approx. 75.2 sq. metres (809.9 sq. feet)



Total area: approx. 182.7 sq. metres (1966.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

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