



## Braithwaite

Gillercombe, Braithwaite, Keswick, CA12 5ST

A substantial detached two bedroom bungalow enjoying delightful fell views and occupying an extensive site on a tranquil cul de sac in the centre of Braithwaite village nestling within the Lake District National Park at the foot of Whinlatter Forest under three miles from Keswick town centre.

Braithwaite has an active community and offers an extensive range of local amenities including regular bus routes, Church of England primary school, a shop 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.

## Offers over £450,000

### Quick Overview

Substantial detached bungalow

Extensive site on a tranquil cul de sac

Delightful fell views

Central location in Braithwaite village

Under three miles from Keswick

Two double bedrooms

Living room and conservatory

Spacious fitted dining kitchen

Front and rear gardens

Garage and on-site parking spaces

Property Reference: KW0418



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Superfast  
Broadband  
Available



3





Living Room



Living Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, built in cloaks cupboard.

#### Living Room

With marble fireplace including electric fire, radiator.

#### Dining Kitchen

With windows to two elevations, fitted base and wall units including pelmet lighting, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, fridge, freezer, dishwasher, washing machine, two radiators, patio door leading to the conservatory.

#### Conservatory

With radiator, double doors to the rear garden.

#### Bedroom One

Front bedroom with radiator.

#### Bedroom Two

Rear bedroom with radiator.

#### Bathroom

With WC, vanity wash hand basin, bath with shower over, ceramic wall tiling, radiator, built in airing cupboard with radiator.

#### Outside

Front block paved driveway and on-site parking spaces, easily managed front and rear gardens including block paving, gravel surfaced areas, shrubbed borders, garden shed.

#### Adjoining Garage

With electric light and power, electric entrance door.

#### Services

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

#### Tenure

Freehold.



### Council Tax

Band E.

### Flooding

Part of the property experienced water ingress to the front bedroom and entrance hall during the 2015 flood.

### 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 then turn left at the signpost to Newlands. Proceed across the bridge and turn left before the village store. The entrance to the cul de sac is the first turning on the left.

### What3words

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### Price

Offers over £450,000 are invited for consideration.

### Anti-Money Laundering Regulations (AML)

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Conservatory



Bedroom One



Bedroom Two



Rear Garden

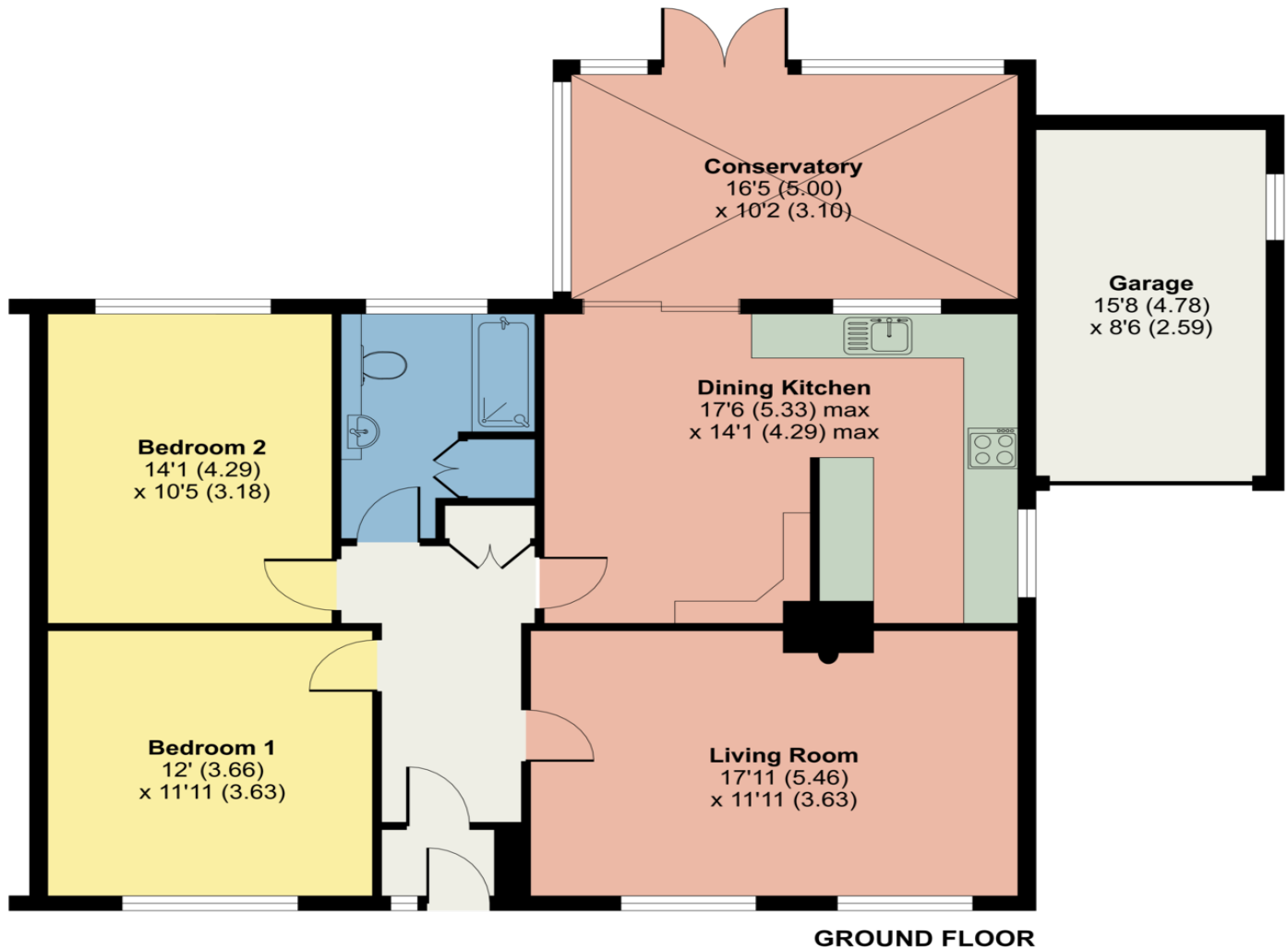
# Gillercombe, Braithwaite, Keswick

Approximate Area = 1122 sq ft / 104.2 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1255 sq ft / 116.5 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: 1228468

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