



Eden Estate Agents



How End, Braithwaite, Keswick, Cumbria, CA12 5RY

Guide Price £840,000



How End, Braithwaite

This fine five bedroom family residence occupies an imposing elevated position within grounds of over three acres, with sweeping views to the fells and to Bassenthwaite Lake. Dating from the mid 1700's, it has been developed over the years into its present form, a blend of traditional features and contemporary design - an outstanding Lake District home.

Lying just out of Braithwaite village on a quiet lane, it offers spacious and flexible accommodation, which includes a large dining kitchen, formal dining room and an imposing bay fronted drawing room with stunning outlook. There is also snug sitting room, a study, boot room and gym. All three first floor bedrooms have ensuite facilities, one with a dressing room and there are two further bath/shower rooms, including one on the ground floor.

Approached by driveways from both sides, the house has a gravelled terrace to the front, leading to the lower terraced lawned garden and thence into the paddock. There is a raised lawned garden on the southeast side, which enjoys the view to the Lake.



Services

Mains water, drainage and electricity
Oil fired central heating
Telephone connected and Broadband available

Local Authority

Allerdale District Council, Allerdale House, New Bridge Road, Workington, Cumbria, CA14 3YJ
Telephone 01900 702702

Council Tax

Band G

Viewing

Strictly by appointment only with Eden Estate Agents
Penrith Office 01768 869000 or email
penrith@edenestateagents.co.uk

Directions

Sat Nav: CA12 5RY

Travel west on the A66 from Keswick, towards Cockermouth. Go past the sign for Lorton and Whinlatter and take the left turn for Thornthwaite. As you leave the A66 bear right to Thornthwaite and turn then left at the sign for the campsite.

This takes you onto the single track lane; follow this – past the farm – and up the incline, where the property is found on the left, with the driveway through the gate

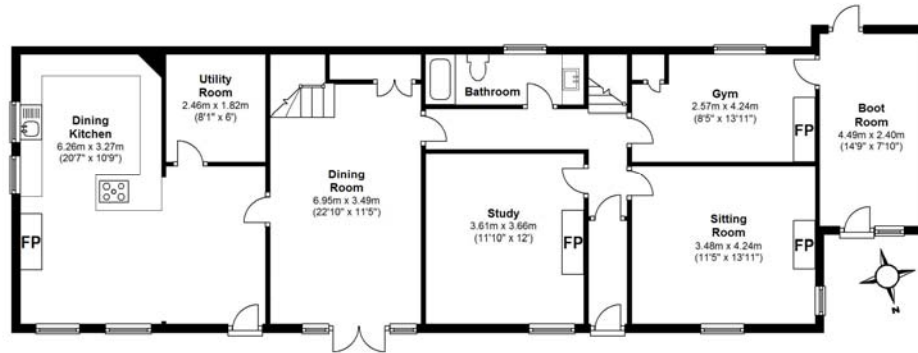




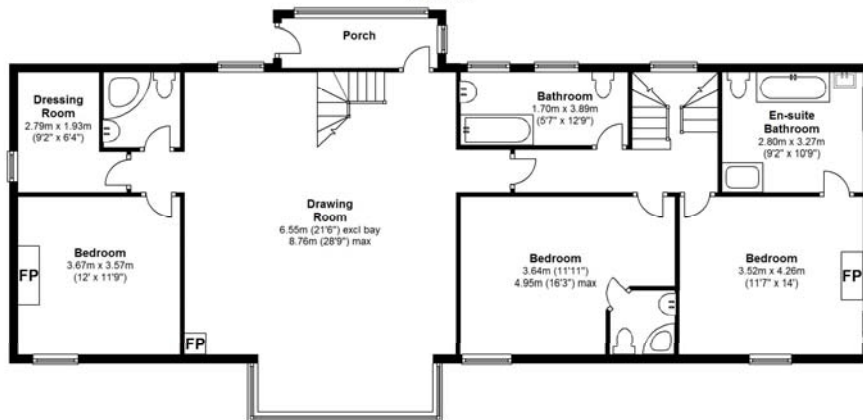
The Dining Hall

Floor Plans – Energy and Environmental Ratings

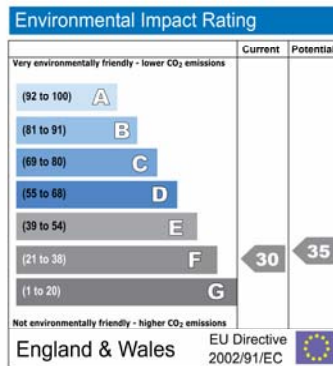
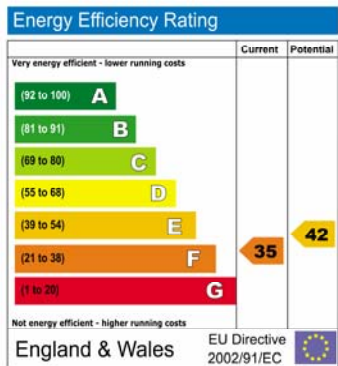
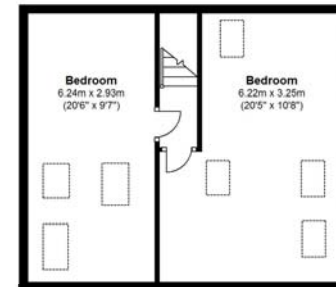
Ground Floor



First Floor



Second Floor



Important Note

We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate and are derived from RAC online Route Planner, shortest distance.

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Eden Estate Agents

Offices at

1 Little Dockray

Penrith

Cumbria

CA11 7HL

Telephone

01768 869000

41 Market Street

Kirkby Stephen

Cumbria

CA17 4QN

Telephone

017683 72855

www.edenestateagents.co.uk

Free Market Appraisal

If you have a property to sell in our area, we would be pleased to carry out a market valuation for you, without cost or obligation. We can also offer you advice on preparing your property for sale. Ring 01768 869000 and ask for Gillian Charlton.