



Little Orchard
Bassenthwaite | Keswick | Cumbria | CA12 4RG

FINE & COUNTRY

LITTLE ORCHARD



Little Orchard is fabulous, four-bedroom property, situated in Bassenthwaite in the Lake District National Park. This property has an elevated position, sitting in just under an acre, offering breathtaking views of Skiddaw, down towards the lake, Sale Fell and the Newlands valley. A two-bedroom cottage is also attached making it a versatile property.



ACCOMMODATION

Little Orchard has been extensively renovated by the current owners since they purchased it in 2018, now offering the perfect blend of country style with eco technology and Scandinavian inspired décor. The property was originally built in 1952 by a Dutch engineer but has since been extended, upgraded and tastefully decorated. This is a truly unique opportunity to own a very special property in one of the most beautiful parts of the country.

The entrance hall instantly draws your eyes, through a set of patio doors, to the beautiful views on offer. The bespoke joinery to the stairs and storage, is an early sign of the quality on offer in this property.

A cosy sitting room sits off the entrance hall with windows front and rear plus a beautiful feature fireplace with log burning stove. Exposed beams, oak doors and traditional style windows offer a lovely cottage feel.

The kitchen is stunning with hand built, solid wood cabinets, dressed with quartz worktops. High end appliances from Neff, a Quooker instant hot water tap, and a fabulous induction Rangemaster are fitted making it a fantastic place to cook the perfect meals. Windows run down each side of the kitchen and dining area making it a brilliantly light and airy space. Pendant and under cabinet lights help to add a touch of class on darker nights.

A dedicated utility space is located next to the kitchen with plenty of storage space for coats of boots. A downstairs bathroom is also located here making it a convenient place to access from the garden or to wash off a four-legged friend after a day on the fells.

The living room was added as part of the new extension and is a breathtaking space, offering pitched ceilings and a full height window, framing the view of Skiddaw and drawing your eyes down the valley. Patio doors also give access to the outside terrace.

Upstairs you will find four double bedrooms with one currently used as an office. The primary suite is luxurious and adds a different perspective of the surrounding views being more elevated. A corner window frames Ullock Pike and Skiddaw and can be enjoyed from the comfort of your bed. The ensuite is generous and well fitted with a spacious walk-in shower with a skylight directly above. The second bedroom also features an ensuite and panoramic views.





























OUTSIDE

Little Orchard has mature gardens front and rear and sits in just under an acre plot. Recently installed steps and paths run through the bushes to the front of the property. A terrace at the rear runs the full length of the property and adjoining cottage. It is south facing and enjoys the sun throughout the day and early evening.

In a separate building you will find a well-equipped gym. This space is fully insulated and has its own heating and electrical system. Glazed patio doors and a large side window offer natural light and stunning views while you exercise. An EV car charger and a bike store are also located in this building.

The exterior of the property has also been extensively updated and finished in K render meaning little to no maintenance is required. A CCTV system has also been installed for peace of mind. A large plant room sits below the living room offering a useful storage space and contains the boiler for both properties.

The attached cottage is a lovely property, offering two bedrooms, family bathroom, well fitted kitchen and a living room / dining area with vaulted ceilings and patio doors to the outside space. This property would be great for multigenerational living, friends and family who visit, or as a secondary revenue stream as a holiday let. A place for a doorway between the properties was planned but not opened. This could easily be opened if you wished to join it to the main building.

Location

Bassenthwaite, a serene village nestled in the northern part of the Lake District National Park in Cumbria, England, offers a tranquil and picturesque lifestyle. With the majestic Skiddaw Mountain in the background and the pristine Bassenthwaite Lake glistening nearby, this area is a haven for nature enthusiasts and outdoor adventurers. Residents enjoy a peaceful rural setting with access to extensive walking, cycling, and bird-watching opportunities, particularly at the renowned Bassenthwaite Lake National Nature Reserve. The close-knit community fosters a friendly and welcoming atmosphere, enhanced by local amenities such as cozy pubs and traditional events. Additionally, the village is equidistant between the historic market towns of Keswick and Cockermouth and provides convenient access to a broader range of services, schools, and cultural attractions, ensuring that while Bassenthwaite offers a retreat from the hustle and bustle, it does not compromise on convenience and connectivity.





INFORMATION

Services

Mains electricity and water. Septic tank located on the property for sewage. Heating is provided by oil central heating system. A solar system has been installed as well as 2 solar batteries. EV charger located on Garage building. Broadband provider currently Sky, Fibre to local cabinet.

Tenure: Freehold.

EPC rating: Main property B, Cottage C

Council Tax: Main property G, Cottage A

Local Authority: Cumberland Council

Viewings - Strictly by appointment with the sole selling agents, Fine & Country Cumbria. T: 01228 583109

Offers - All offers should be made to the offices of the sole selling agents, Fine & Country Cumbria by e-mail at cumbria@fineandcountry.com

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

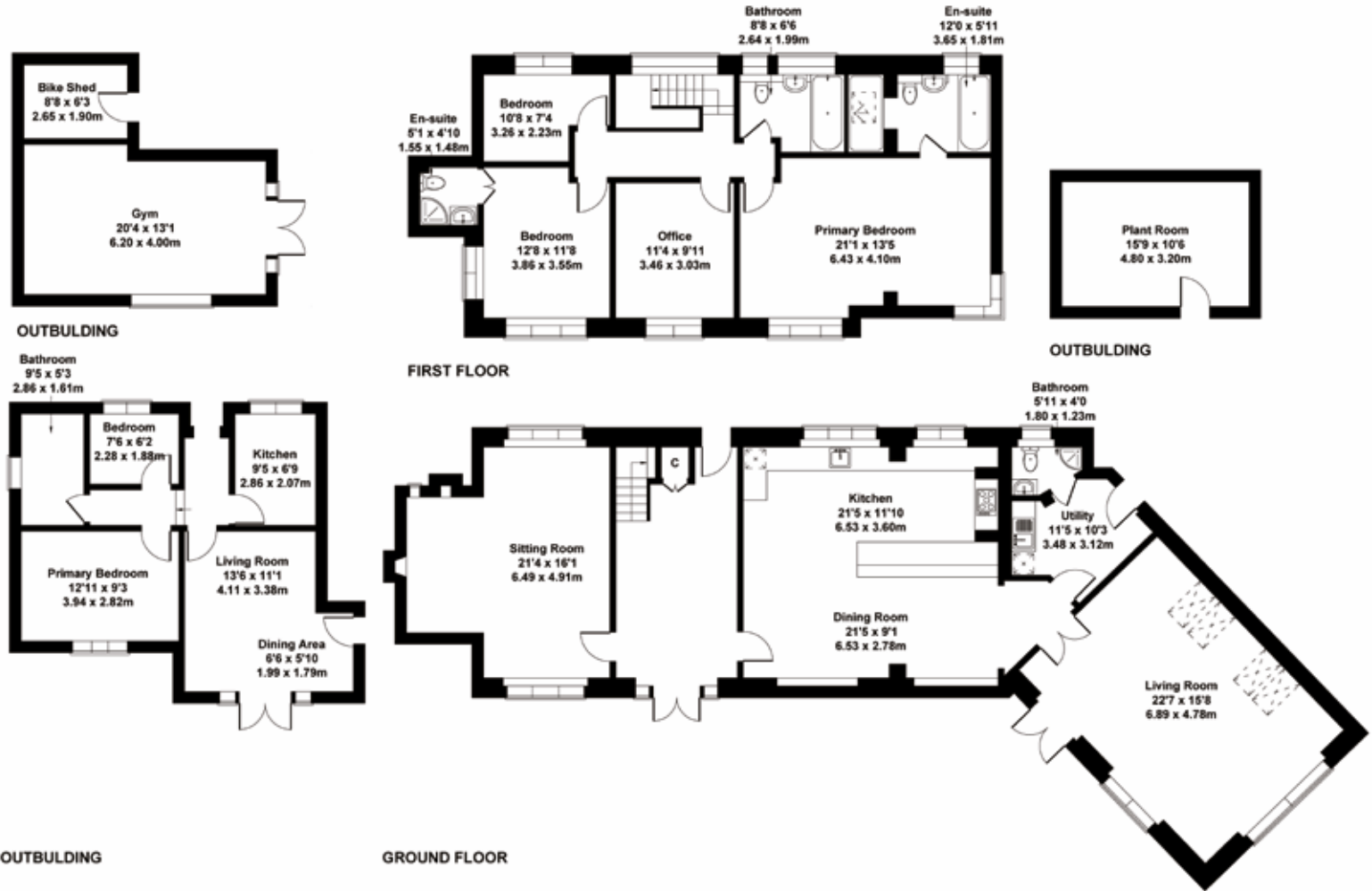


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Little Orchard

Approximate Gross Internal Area
3326 sq ft - 309 sq m



Annexe



Not to Scale. Produced by The Plan Portal 2024
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