



Myrtle Cottage, Braithwaite – CA12 5ST

In Excess of £575,000

PFK

Myrtle Cottage

Braithwaite, Keswick

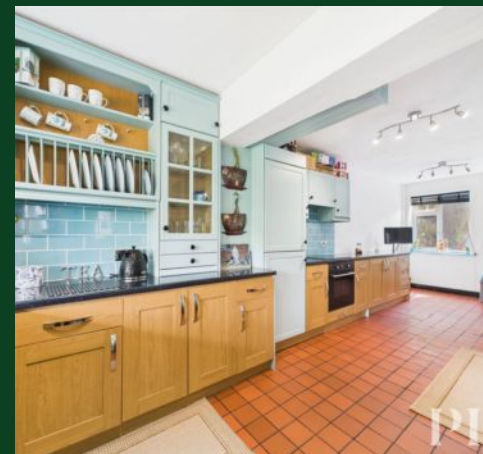
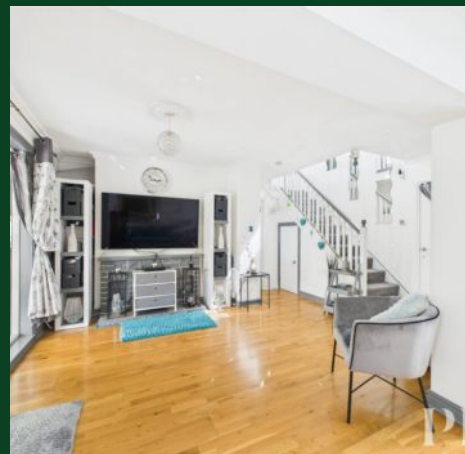
A rare opportunity for a desirable, wonderfully located property in the popular village of Braithwaite. Large surrounding gardens and stunning Lakeland fell views.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EPC: TBC
- Freehold
- Lakeland fell views
- Council Tax: Band E
- Three bedrooms
- Sought after location
- Large garden and ample parking





ACCOMMODATION

Entrance Porch

6' 4" x 5' 9" (1.92m x 1.75m)

Window to front aspect and a radiator.

Cloakroom/WC

5' 4" x 5' 9" (1.62m x 1.76m)

Window to front aspect, WC and wash hand basin set in vanity unit and a heated towel rail.

Living Room

10' 7" x 16' 0" (3.22m x 4.88m)

Stairs to first floor, understairs cupboard, feature fireplace with stone hearth and sliding doors into sunroom.

Dining Room

7' 5" x 16' 2" (2.25m x 4.94m)

Dual aspect windows to front and rear, feature shelving and two radiators.

Kitchen

11' 5" x 23' 7" (3.49m x 7.20m)

Dual aspect windows to front and rear, range of wall and base units with complementary worktop, electric hob with extractor over, oven, integrated fridge freezer, space for dishwasher, stainless steel sink and drainer with mixer tap and a radiator.

Sunroom

20' 10" x 3' 10" (6.35m x 1.16m)

Windows to three sides with views across the garden towards the Lakeland fells, door to side aspect, radiator and space/plumbing for washing machine.

FIRST FLOOR LANDING

16' 2" x 7' 3" (4.94m x 2.20m)

Window to front aspect, loft hatch and a radiator.

Bedroom 1

7' 5" x 15' 9" (2.26m x 4.79m)

Window to rear aspect with views towards the Lakeland fells, Velux window and a radiator.



Bedroom 2

10' 7" x 8' 8" (3.22m x 2.65m)

Window to rear aspect with fell views and a radiator.

Bedroom 3

10' 3" x 14' 4" (3.13m x 4.37m)

Window to rear aspect with fell views and a radiator.

Bathroom

6' 0" x 9' 1" (1.82m x 2.77m)

Obscured window to front aspect, WC and wash hand basin set in vanity unit, bath with mains shower over and feature stained glass window.

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





Garden

Externally, the property benefits from substantial rear gardens providing an abundance of colour and incorporating a lawned area in the centre, large circular arbor, draped with climbing roses and acting as a transitional gateway half way down the beautiful established and well thought out garden. Tree, shrub borders together with a flagged patio seating space to sit out and relax taking full advantage of the spectacular scenery in a private, peaceful location. Useful storage units and side access from front to rear. There is ample parking to the front of the property, gravelled for ease of maintenance.

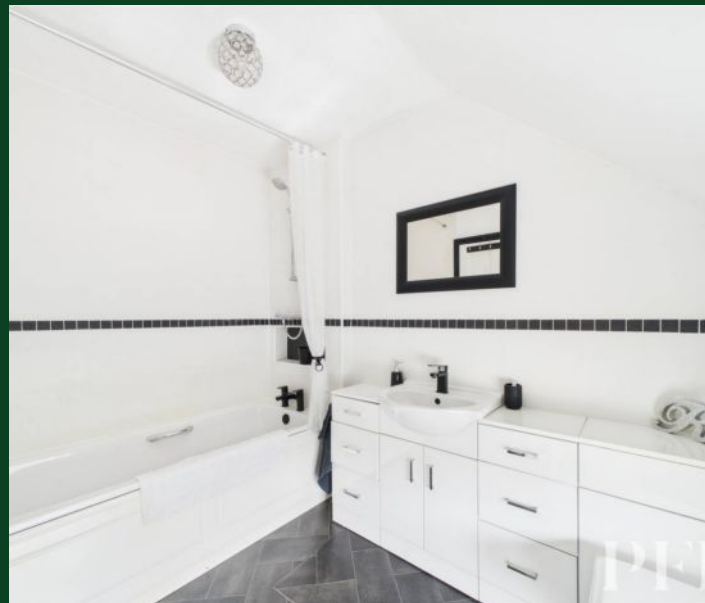
Off street

3 Parking Spaces

The front is gravelled for ease, with parking for multiple vehicles.

Directions

The property can easily be located using postcode CA12 5ST or can otherwise be found using what3words location [///orchestra.enormous.rejoined](https://www.what3words.com/#!/orchestra.enormous.rejoined)





Floor 0



Floor 1

PFK

Approximate total area⁽¹⁾

1290 ft²
120 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS NPS 3C standard.

DRAFT 360





PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/



PFK

