

Valley Cottage

BORROWDALE | KESWICK | CUMBRIA



FINEST
PROPERTIES



A magnificent modern detached house with spectacular views, located in the heart of the Borrowdale Valley

Derwentwater 2.2 miles | Keswick Town Centre 4.5 miles | Ambleside 20.6 miles
M6 J40 21.3 miles | Penrith 22.4 miles | Carlisle 35 miles





Accommodation in Brief

Lower Ground Floor

Garage | Utility Room | Drying Room

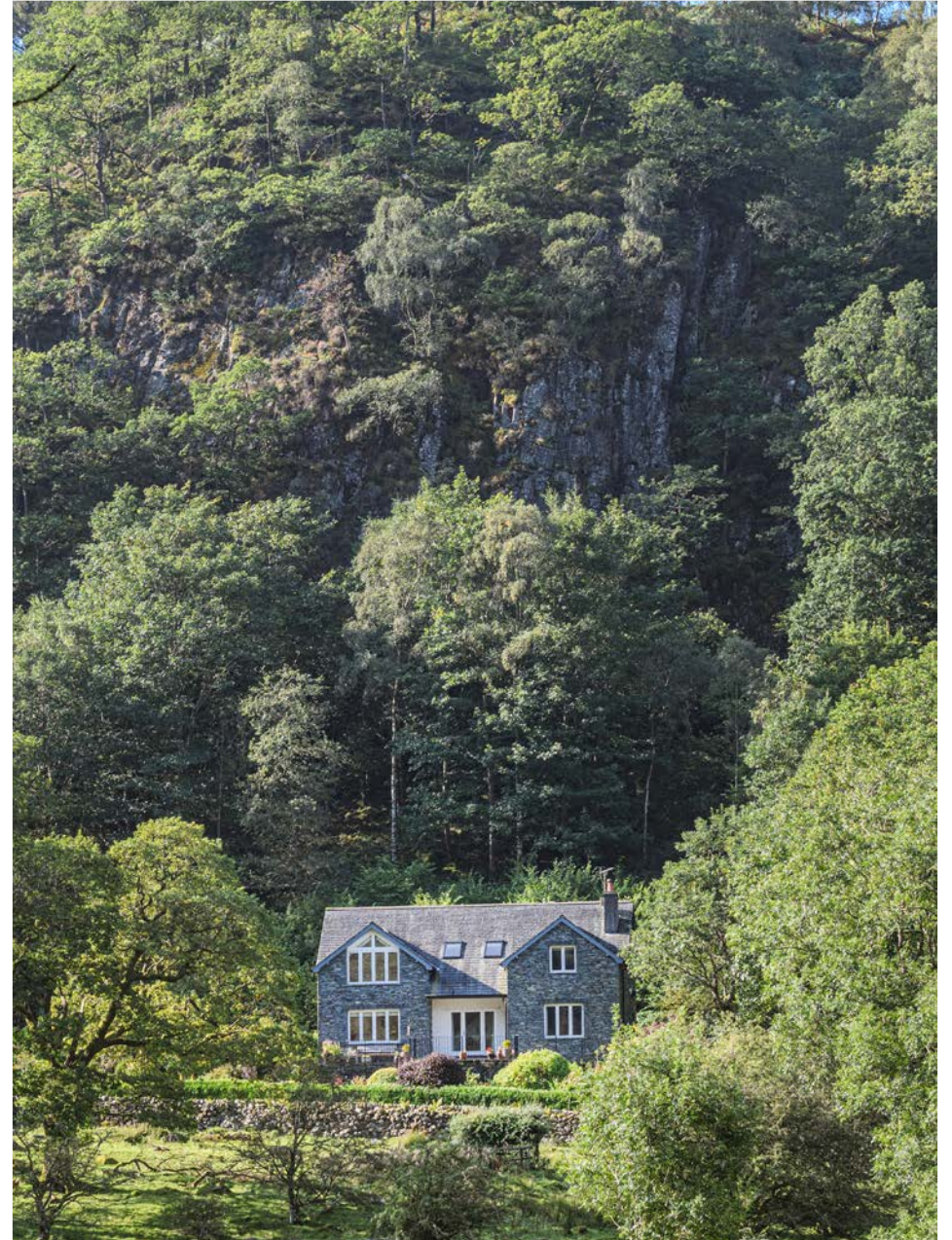
Upper Ground Floor

Entrance Hall | Kitchen/Diner | Utility Room | Study | Living Room

First Floor

Principal Bedroom with En-Suite and Dressing Room

Bedroom Two | Bedroom Three | Family Bathroom







The Property

Situated in the heart of the Lake District National Park and surrounded by stunning scenery, Valley Cottage is a magnificent three-bedroom detached home that has been built to an exceptional specification. Benefitting from an idyllic setting, tucked away from the road and accessed via a private track that leads to a long, sweeping driveway.

The exterior is predominantly clad in local Lakeland slate and the interiors are beautifully presented, showcasing an immaculate and contemporary style with the luxury of underfloor heating throughout. The modern layout is designed to make the most of its spectacular setting with large windows around the home flooding rooms with natural light and ensuring that the breathtaking views can be enjoyed from all aspects.

Convenient additions to the main living space can be found on the lower ground floor. A substantial garage provides ample space for multiple vehicles, while a utility area at the rear offers built-in storage and spaces for a washing machine and tumble dryer. Additionally, there is a separate WC and a dedicated drying room, perfect for leaving wet weather clothing after exploring the local walking trails.

The upper ground floor can be accessed via the garage space or by using one of two external staircases that wrap around the front and rear elevations. A fully glazed wooden front door with side windows opens into a bright entrance hall that leads to the main living spaces, a separate WC and stairs up to the first floor.



The beautifully appointed kitchen features sleek, light grey cabinetry paired with luxurious natural stone countertops. A wide range of high-end integrated appliances include an induction hob with overhead extractor, NEFF dual fridges, dishwasher, oven, microwave, and a warming drawer. The spacious dining area enjoys double-aspect windows that frame views over Derwentwater and the surrounding Lakeland Fells.

The adjoining utility room is thoughtfully designed, offering ample storage space and is complete with plumbing for a washer-dryer or dishwasher. It provides convenient indoors and outdoors access to the rear of the property, leading down to the lower ground floor. Adjacent to the utility room is a versatile room. This flexible space is currently set up as a designated home office but is equally suited to serve as a cozy snug.

The main living room is an inviting space for relaxation, decorated in calming light green tones with a Firebelly wood-burning stove and stone hearth serving as an aesthetic focal point.

Ascending to the first floor, you arrive at a well-lit landing with substantial fitted and high-quality storage and display units. This area grants access to the modern family bathroom and three generously sized double bedrooms, each beautifully decorated and two of the bedrooms featuring bespoke fitted cabinetry. The principal bedroom offers an added touch of luxury with its private dressing room and en-suite, complete with a double-ended bath and a walk-in shower cubicle. A distinctive triangular picture window showcases those sensational views.











Externally

The rear garden is thoughtfully designed for minimal maintenance, featuring beautiful woodland-style mature planting that provides colour and interest all-year round. Slate pathways wind gracefully around the garden, leading to inviting patio areas that are perfectly set up for al fresco dining and entertaining. These spots take advantage of the surrounding woodlands, Lakeland Fells and Derwentwater Lake, which feel like an extension of the garden.

The garden includes convenient water and electric points, along with an electric car charging station. For security and peace of mind, the property is equipped with a state-of-the-art alarm system.

Agents Note

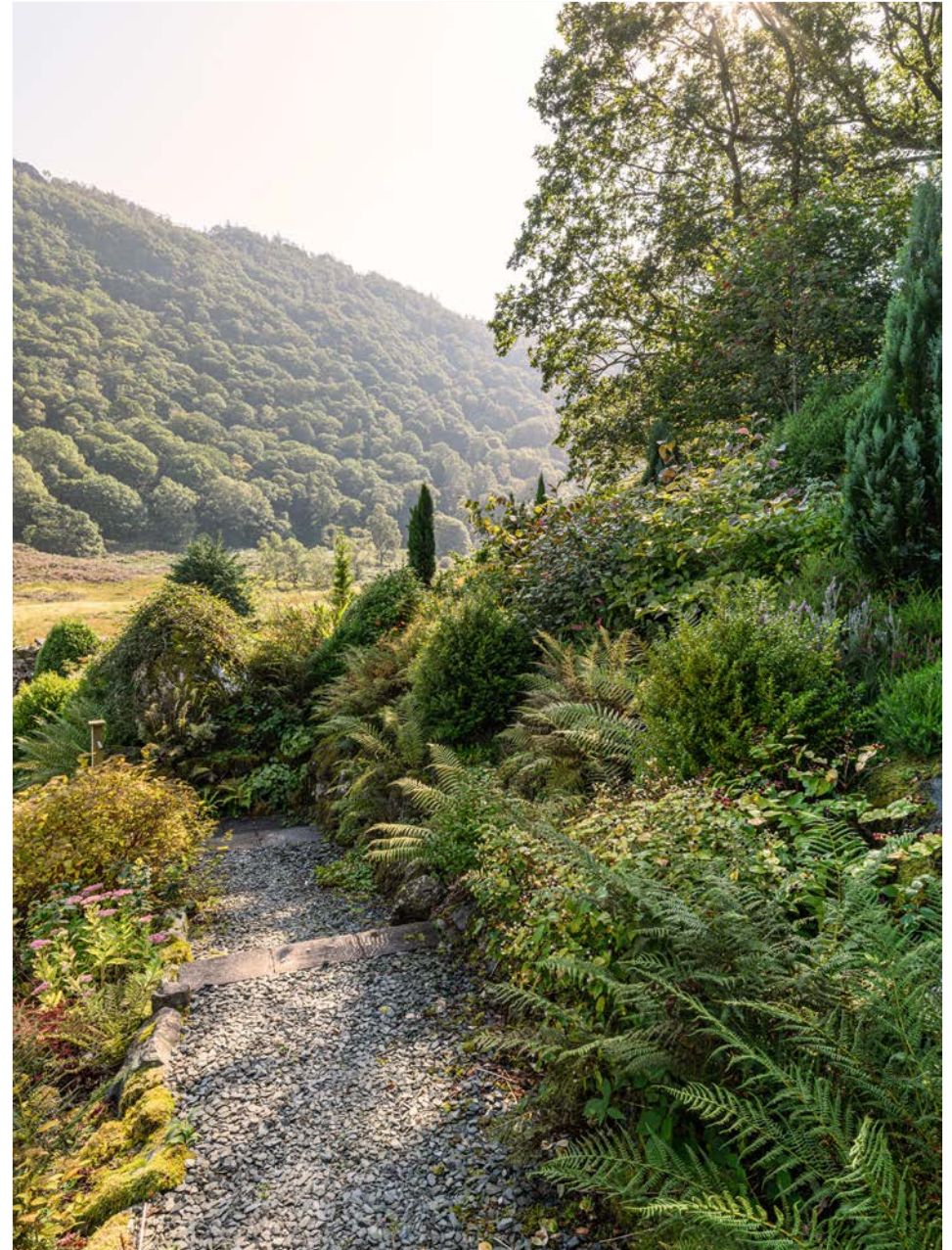
This property is not subject to local occupancy restrictions, which is rare for newer properties situated within the Lake District National Park.

Local Information

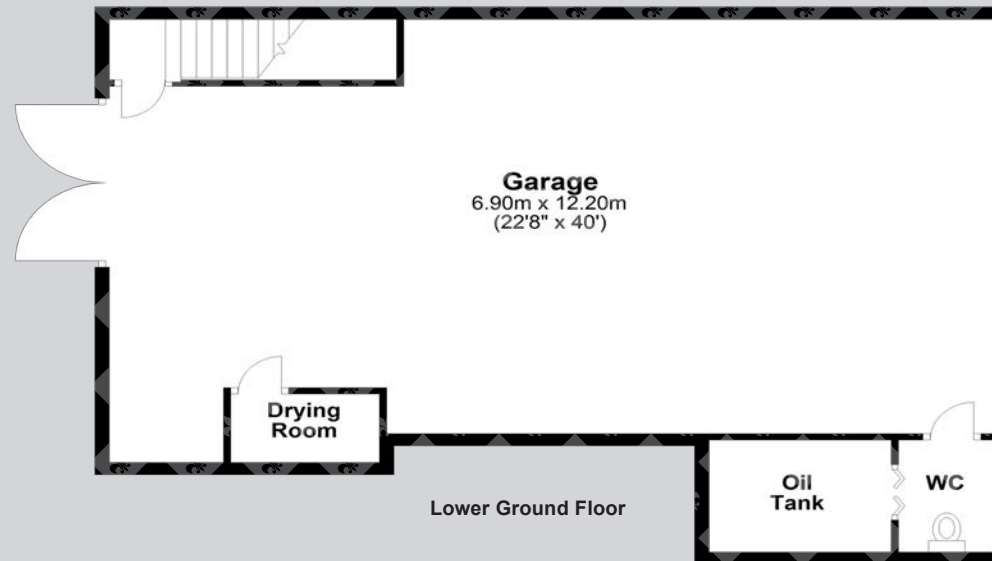
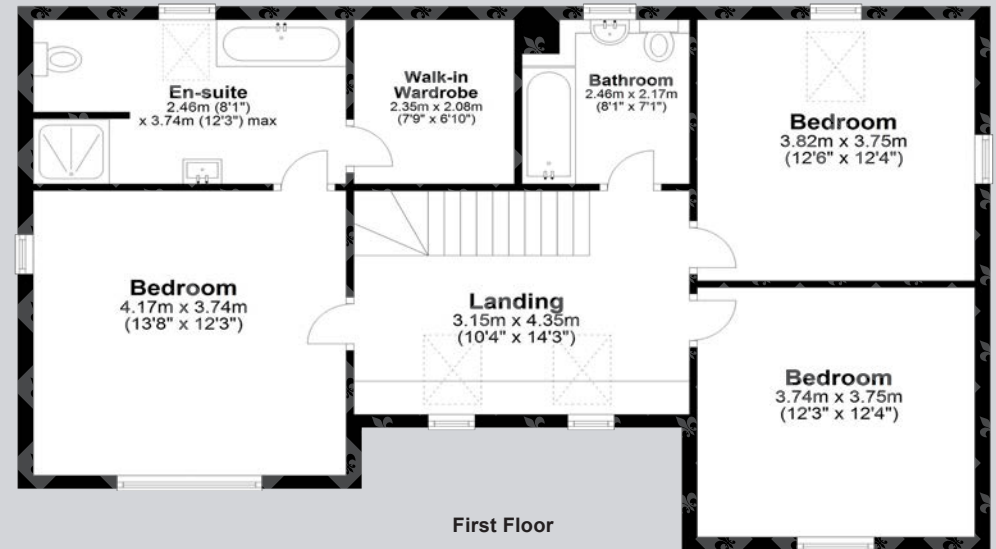
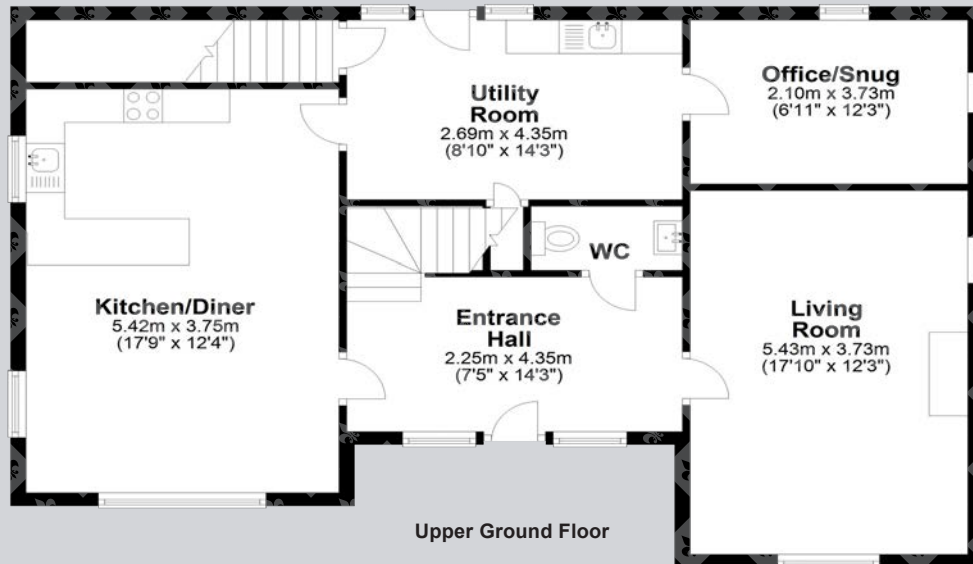
Valley Cottage is situated close to Grange-in-Borrowdale, a picturesque Lakeland village nestled south of Derwentwater. Surrounded by breathtaking fells and enchanting vistas, it is a truly idyllic setting in the heart of the Lake District. A UNESCO World Heritage site recognised for its beauty, inspiring landscapes and importance in the creation of the National Trust movement.

Keswick is within easy reach. This renowned and hugely desirable Cumbrian town has a thriving community and provides comprehensive cultural, educational, recreational and shopping facilities. There is the Theatre by the Lake and a lovely independent cinema close to the centre of town. Local amenities include various shops, cafes, restaurants and public houses, hotels, banks, garages, library, post office, doctor and dentist surgeries and a market twice a week. The regional centre of Penrith and the west coastal path are within easy reach.

There are well-regarded schools in Keswick for all ages and for the commuter, the A66 is nearby and the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow and Edinburgh in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.



Floor Plans



Total area: approx. 252.9 sq. metres (2721.9 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Private Drainage to septic tank. Oil fired central heating. Underfloor heating is laid throughout the property. EV Charger included.

Postcode

CA12 5UY

Council Tax

Band G

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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