



1 Croft Cottages, Braithwaite, Keswick, CA12 5TD

Guide Price £295,000

PFK



# 1 Croft Cottages

## The Property:

A traditional cottage occupying a wonderfully central position within this popular and sought after village. Full of charm, the property offers comfortable and versatile accommodation arranged over two floors, with attractive views towards the surrounding fells.

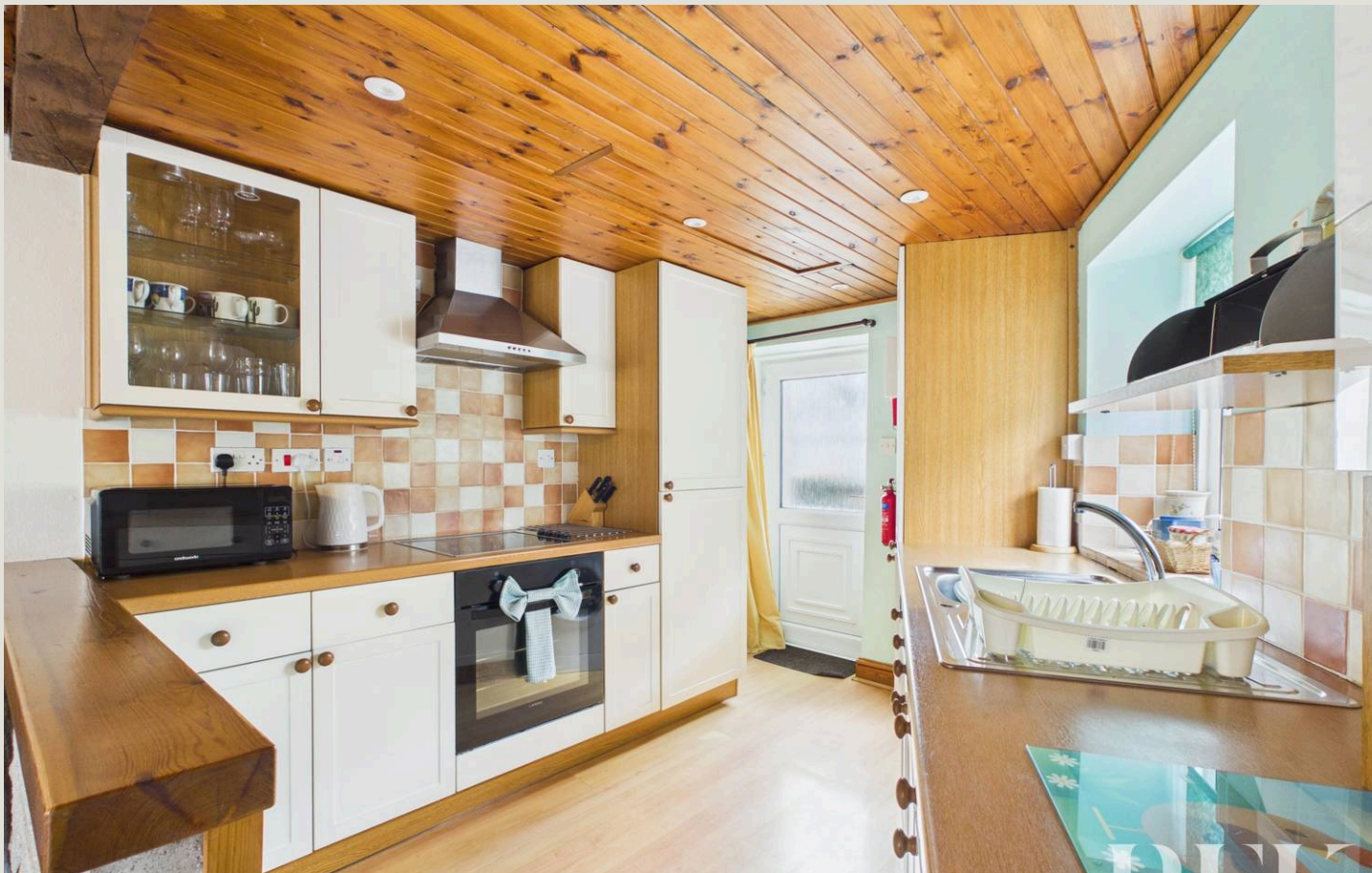
On the ground floor, the accommodation has an inviting open-plan living space, with distinct areas creating a natural flow throughout. A cosy sitting room provides a welcoming space to relax, while a separate writing and reading area offers a peaceful spot to work or unwind. The well appointed kitchen sits to the rear of the property and provides convenient access to the outside.

To the first floor are two comfortable bedrooms, enjoying elevated views across the rooftops towards the impressive Skiddaw range and a shower room.

Externally, the property benefits from a gravelled seating area, together with offroad parking. A useful stone built outhouse provides excellent additional storage and practical space.







# 1 Croft Cottages

## Location & Directions:

Braithwaite enjoys excellent local facilities including restaurants, pubs, a cafe and village shop. The village has a Church of England primary school, a village hall and the surrounding fells form the famous 'Coledale Horseshoe' offering an excellent base for exploring some of the finest routes in the Lake District. It is a short drive or walk into Keswick town which provides a wider choice of amenities and an easy commute to a number of surrounding villages and towns including Cockermouth, Grasmere, Penrith and access to the M6.

## Directions

The property can easily be located using postcode CA12 5TD or can otherwise be found using what3words location [///levels.provoking.adopters](https://www.what3words.com/levels.provoking.adopters)



- Off street parking
- Tenure: Freehold
- Council Tax Band: Assessed for business rates
- EPC rating D
- Popular village location
- Lakeland fell views
- Opportunity to continue as a successful holiday let



## ACCOMMODATION

### Open Plan Living Area & Kitchen

6' 1" x 22' 7" (1.86m x 6.88m)

Dual aspect windows to front and side, stairs to first floor, two radiators, range of matching wall and base units with complementary worktop, integrated fridge freezer, space for washing machine, electric hob with extractor over, stainless steel sink and drainer with mixer tap and door to rear aspect.

### FIRST FLOOR LANDING

3' 11" x 3' 7" (1.19m x 1.08m)

Velux window.

### Bedroom 1

15' 11" x 10' 6" (4.86m x 3.19m)

Window to front aspect and a radiator.

### Shower Room

5' 7" x 5' 5" (1.69m x 1.65m)

WC, pedestal wash hand basin, shower cubicle with mains shower and a heated towel rail.

### Bedroom 2

6' 0" x 6' 1" (1.82m x 1.86m)

Window to rear aspect and a radiator.

## EXTERNALLY

### Garden

To the front is a gravelled seating area and useful stone outhouse.

### Off street

1 Parking Space

Double wooden gates lead into a gravelled parking area.



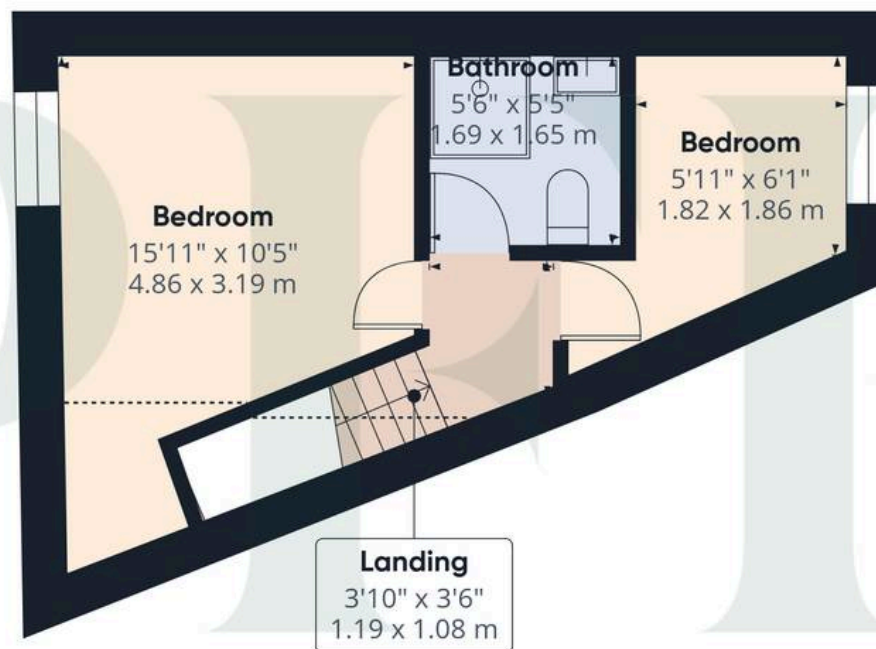








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

469 ft<sup>2</sup>

43.6 m<sup>2</sup>

**Reduced headroom**

29 ft<sup>2</sup>

2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

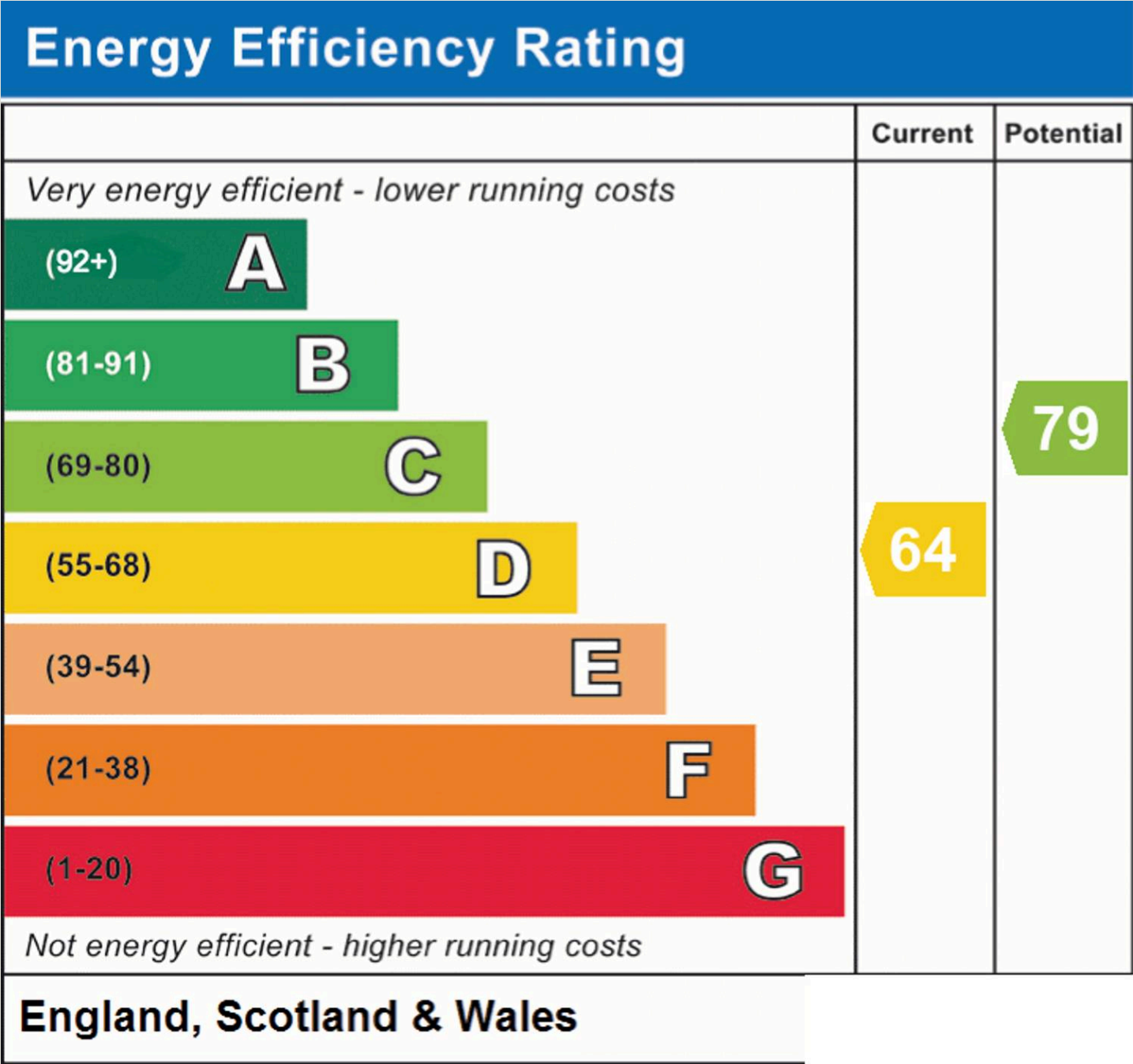
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

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.







## PFK Estate Agency Keswick

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