



## Braithwaite

Offers over **£450,000**

Barn House, Braithwaite, Keswick, CA12 5SY

A charming three bedroom converted barn, with original oak beams and larch arch featured window from the original barn door.

Most conveniently situated on a tranquil cul de sac in the centre of Braithwaite village and equally suitable for use as a primary home, recreational second home or for lucrative holiday rentals.

### Quick Overview

Charming converted barn.  
 Central cul de sac location in Braithwaite village  
 Two miles from Keswick  
 Three double bedrooms  
 Open Plan Living / Dining Room  
 Fitted Dining Kitchen  
 Characterful period features  
 Front patio  
 Parking space  
 Equally suitable as a primary home, recreational second home or for lucrative holiday rentals



Property Reference: KW0537



Open Plan Living / Dining Room



Dining Kitchen



Side Hall



Bathroom

## Accommodation

### Ground Floor:

Entrance Hall | Open Plan Living / Dining Room | Dining Kitchen | Side Hall | WC

### First Floor:

Landing | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom

### Outside:

Front Patio | Parking Area

## Services

Mains water, electricity, gas and drainage. Gas central heating.

## Tenure

Freehold.

## Rateable Value

£3,700.

## Directions

From Keswick proceed west on the A66 towards Cockermouth and turn left where signposted to Braithwaite village. Continue ahead and turn left immediately before The Royal Oak public house and then bear right. Barn House is situated straight ahead.

## What3words

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## Viewings

By appointment with Hackney & Leigh's Keswick office.

## Price

Offers over £450,000 are invited for consideration.

## Anti-Money Laundering Regulations (AML) Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



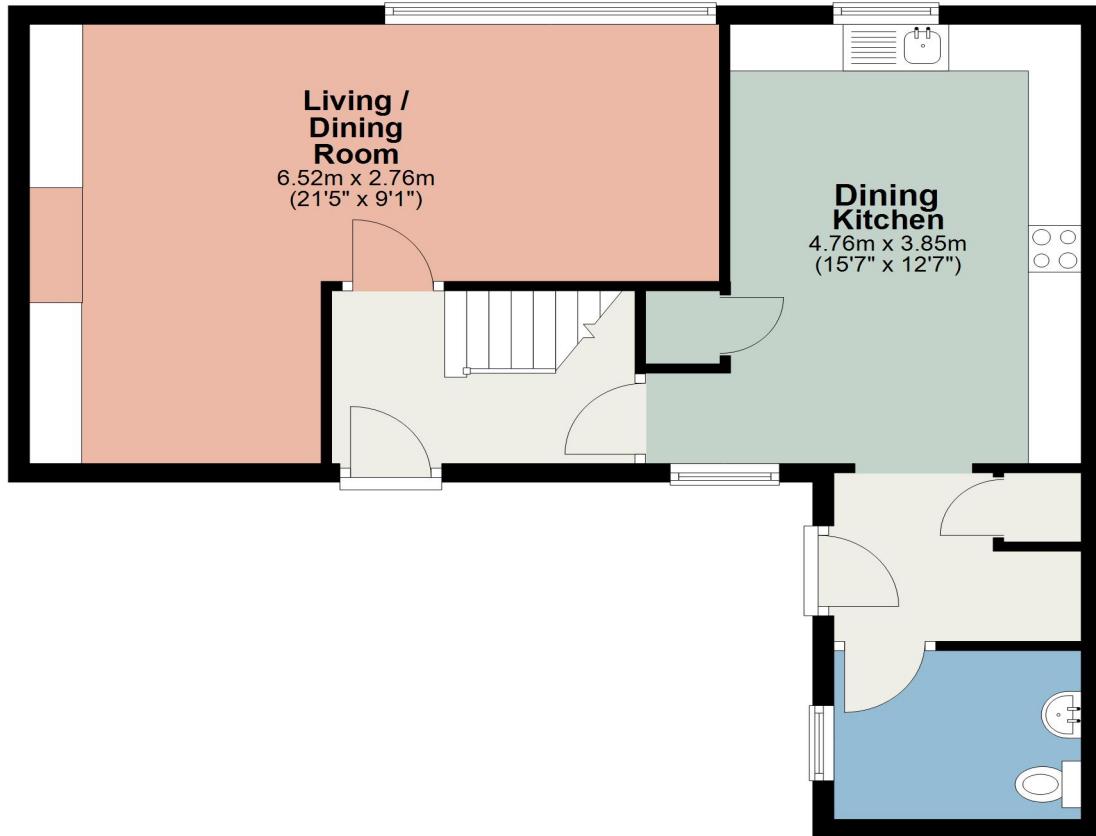
Bedroom One



Bedroom Two

## Ground Floor

Approx. 55.2 sq. metres (594.5 sq. feet)



## First Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



Total area: approx. 104.7 sq. metres (1126.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

## Barn House, Braithwaite

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