



Braithwaite

Offers in the region of £799,500

Maple Bank, Braithwaite, Keswick, CA12 5RY

A substantial nine bedroom detached three storey Edwardian Lakeland house occupying an outstanding 0.26 acre site at the periphery of Braithwaite village conveniently situated under three miles from Keswick and enjoying a delightful front view to the majestic range of fells.

Maple Bank is successfully operated by the current owner as a thriving guest house and planning consent is approved for a continued use as a guest house or an alternative use as a principal home.

Braithwaite is a traditional village with an active community and offers a wide range of local amenities including regular bus routes, Church of England primary school, shop and a visiting post office, church, village hall with sporting facilities, cafés, hotels, restaurants and public houses. There is a foot and cycle path into Keswick.

Quick Overview

- Substantial detached three storey Edwardian Lakeland house
- Currently successfully operating as an established guest house
- Planning consent approved for an alternative use as a principal home
- Outstanding 0.26 acre site
- Under three miles from Keswick
- Stunning front view to the majestic range of fells
- Nine bedrooms and nine bath / shower rooms
- Extensive delightfully mature gardens
- Expansive front and rear on-site parking



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9



3



B



Superfast
Broadband
Available



8

Property Reference: KW0594



Living Room



Sitting Room



Dining Kitchen



Dining Kitchen

Accommodation

Ground Floor:

Entrance Vestibule | Entrance Hall | Living Room | Dining Room | Sitting Room or TV room | Ground Floor bedroom or Office | Bathroom | Dining Kitchen

First Floor:

Landing | Bedroom 1 kingsize with En-suite Shower | Bedroom 8 single bedroom | Bedroom 2 kingsize with En-suite Shower Room | Bedroom 3 kingsize with En-suite Shower Room (current twin) | Family Bathroom with shower over bath, hot water tank and substantial airing cupboard | Laundry Room with space for 2 washing machines, tumble dryer, freezer and storage.

Second Floor:

Landing | Bedroom 4 double with En-suite Shower Room | Bedroom 5 double with En-suite Shower Room | Bedroom 6 large kingsize with En-suite Shower Room (currently large twin) | Bedroom 7 double with En-suite Shower Room | Store cupboard with loft access

Outside:

Front Forecourt / On-site Parking / Garden | Rear Terrace | Rear Garden / On-site Parking

Services

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

EPC

B

Tenure

Freehold.

Rateable Value

£11,000.



Living Room



Dining Room



Bedroom Two



Bedroom Four



Bedroom Six



OS Map

Planning Consent

Planning consent was approved in June 2026 under reference 7/2026/2077 for flexible use as a guest house or a principal home.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed west on the A66 heading towards Cockermouth. Continue past the left turning for Braithwaite and turn left at the second signpost to Thornthwaite then proceed ahead and bear right. Maple Bank is situated on the left after approximately fifty metres.

What3words

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Price

Offers in the region of £799,500.

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 £60 (inc. VAT) per individual or £50 (inc. 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 £150 (inc. VAT).



View from Living Room



Dining Kitchen



Sitting Room



Bedroom/Office

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01768 741741** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



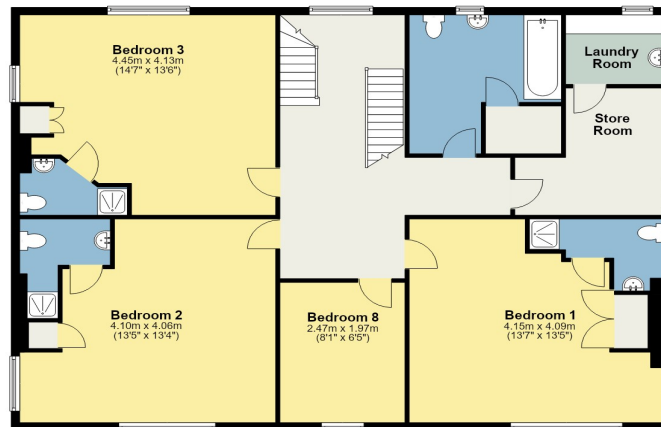
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

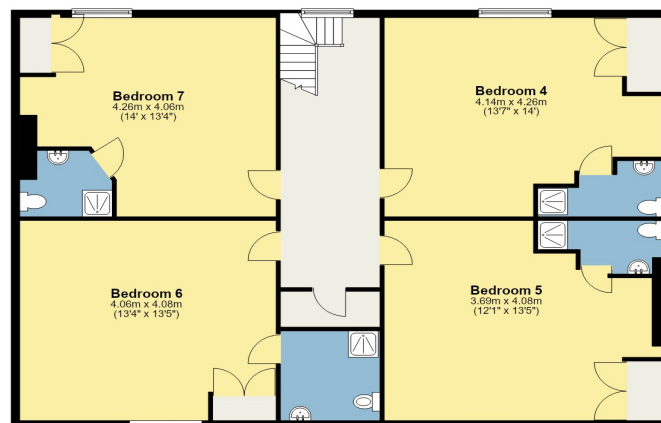
Ground Floor
Approx. 205.4 sq. metres (2210.5 sq. feet)



First Floor
Approx. 163.2 sq. metres (1756.6 sq. feet)



Second Floor
Approx. 161.7 sq. metres (1740.1 sq. feet)



Total area: approx. 530.2 sq. metres (5707.2 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 PlanIt.

Maple Bank, Braithwaite, Keswick

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Request a Viewing Online or Call 01768 741741