



**The Old Station, Braithwaite, Keswick, CA12 5RY**

Guide Price £475,000

**PFK**

# The Old Station

## The Property:

Set in the heart of the Lake District National Park, this beautifully converted former railway station offers a truly unique two bedroom property with views over the surrounding fells, only a short walk into Braithwaite village. The property features a welcoming lounge, fully modernised kitchen, a ground floor bedroom and shower room, plus a bright sunroom ideal for year round relaxation. Upstairs, a stunning vaulted lounge and a generous king size en-suite bedroom, enjoy captivating views of Skiddaw. Outside, the original stone platform provides a superb alfresco dining area, with steps leading to a hidden large lawn and raised patio, which is perfect for soaking up the peaceful Lakeland setting. A renovated railway building brimming with character and period features, just a short drive from Keswick town centre.

- **Tenure: Freehold**
- **Council Tax: Band E**
- **Traditional yet modernised**
- **EPC rating F**
- **Large garden and elevated platform**
- **Lakeland Fell views of Skiddaw range**





## The Old Station

### Location & directions:

Braithwaite enjoys excellent local facilities including a well stocked village shop and café, three well known public houses, incorporating bistro and two restaurants, also the newly opened Jaspers café. The village has a Church of England primary school, village hall and the surrounding fells form the famous Coledale Horseshoe, making the village an excellent base for exploring some of the finest routes in the Lake District. It is a short drive or walk into Keswick, offering a wider range of amenities and easy commute to a number of surrounding villages and towns including Cockermouth, Grasmere, Penrith and the M6.

### Directions

The property can easily be located using postcode CA12 5RY or can otherwise be found using what3words location [///makeovers.windows.clapper](https://what3words.com/makeovers.windows.clapper)



## ACCOMODATION

### Entrance Porch

7' 6" x 3' 0" (2.29m x 0.92m)

Windows to front and side.

### Sitting/Dining Room

20' 3" x 12' 4" (6.16m x 3.76m)

Windows to front aspect overlooking the platform, feature fireplace with electric fire, exposed wooden beams, original stone ticket hatch and stairs to first floor.

### Kitchen

9' 9" x 14' 10" (2.97m x 4.52m)

Box bay window to front aspect, exposed beams, matching wall and base units, complementary work surfacing, inset sink with stainless steel mixer tap, electric hob with extractor over, integrated fridge, integrated dishwasher, oven, built in microwave, breakfast bar and a radiator.



### Inner Hallway

13' 9" x 4' 4" (4.18m x 1.31m)

With a radiator.

### Bedroom 1

13' 7" x 7' 4" (4.13m x 2.24m)

Window to front aspect, fitted cupboard and a radiator.

### Boot Room

9' 11" x 3' 7" (3.02m x 1.09m)

With Honister slate seating, fitted cupboard housing the electric meter and a radiator.

### Sunroom

16' 4" x 8' 9" (4.97m x 2.67m)

Door to front aspect into the garden, exposed stone wall and a radiator.





## FIRST FLOOR

**Landing**  
Velux window

**Second Sitting Room**  
27' 4" x 13' 1" (8.34m x 3.98m)

A large room with Velux windows front and rear, window to side aspect, exposed beams, feature fireplace with electric fire.

**Bedroom 2**  
14' 10" x 11' 10" (4.52m x 3.60m)

Velux window to front aspect, fitted wardrobe and a radiator.

**En Suite Shower Room**  
7' 2" x 8' 2" (2.19m x 2.48m)

Velux window to front aspect, shower cubicle with mains shower, wash hand basin, WC, fitted cupboard and a feature circular window.

## EXTERNALLY

### Garden

To the front is the original stone railway platform and driveway parking area. Alongside is a good sized garden area tucked away behind mature hedging, which is predominantly laid to lawn with a patio seating area to enjoy the lovely surrounding views.

## OFF STREET

2 Parking Spaces

Driveway with wooden gate.





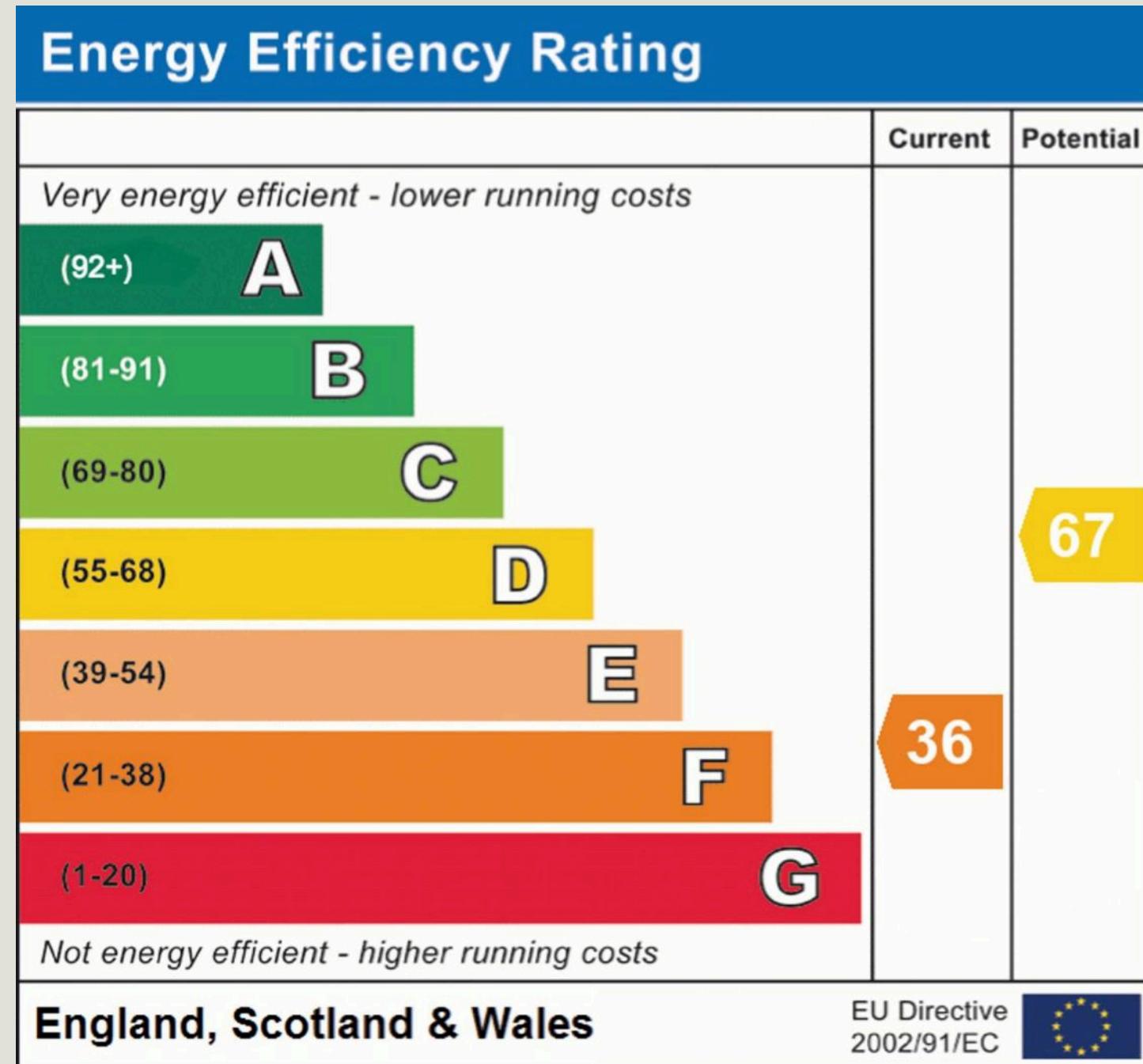


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**Services**

Mains electricity, water & drainage; central heating, supplied by gas bottles (LPG). 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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