



## Braithwaite

Maycroft, Longcroft, Braithwaite, Keswick, CA12 5TE

A most appealing substantial split level modern detached four bedroom house occupying an outstanding approximately 0.5 acre site with extensive beautifully mature gardens and stunning front views to the majestic fells.

Located under three miles from Keswick town centre, Braithwaite is a small 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.



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Superfast  
Broadband  
Available



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## Offers over £800,000

### Quick Overview

Most appealing substantial split level modern detached house

Extensive beautifully mature gardens

Outstanding approximately 0.5 acre site

Stunning fell views

Under three miles from Keswick town centre

Four bedrooms

Three bath / shower rooms

Living room, dining room, study and conservatory

Two adjoining integral garages

Expansive forecourt parking area

Property Reference: KW0487



Living Room



Living Room



Kitchen



Dining Room

## Accommodation

### Ground Floor:

#### Entrance Porch

#### Entrance Hall

With radiator, built in airing cupboard and store cupboard.

#### Living Room

With windows to three elevations, open fireplace with fender, two radiators, archway to the dining room.

#### Dining Room

With radiator.

#### Study

With a range of fitted furniture, radiator, built in cupboards.

#### Kitchen

With windows to two elevations, fitted base and wall units, sink with mixer tap, ceramic wall tiling, extractor unit, microwave oven, plumbing for dishwasher, radiator.

#### Bedroom One

Rear bedroom with radiator.

#### En-suite Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.

#### Bedroom Two

Front bedroom with radiator, range of fitted bedroom furniture including wardrobes and drawers, connecting door to bedroom three.

#### Bedroom Three or Dressing Room

Front bedroom or dressing room with radiator.

#### Bathroom

With WC, wash hand basin, bath, shower cubicle, ceramic wall tiling, heated towel rail.

### Lower Ground Floor:

#### Rear Hall

With radiator, access doors to the garage and conservatory.

#### Bedroom Four

With radiator, built in wardrobe and meter cupboard.

#### En-suite Shower Room

With WC, wash hand basin, bidet, shower cubicle, ceramic wall tiling, radiator.

#### Utility Room

With radiator, plumbing for washing machine.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Conservatory

With radiator, glazed double doors to the rear garden.

### Outside:

Approximately 0.5 acre site comprising expansive resin surfaced forecourt, extensive front lawn, range of mature stocked and shrubbed borders, established trees, paved entertaining terrace and patios, three ponds, raised stocked planters, vegetable garden, fruit trees, surrounding pathways, garden shed, greenhouse.

### Two Adjoining Integral Garages

Each with remote control operated roller entrance door, access door to main house, electric light and power, hot water supply, inspection pit, work bench, undercroft storage rooms.

### Adjoining Garden Store

With roller entrance door and side access door, electric light and power. This is equally suitable as a cycle store or workshop.

### Substantial Summerhouse

With electric power and tv point. This could be used for home based working.

### Services

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

### Tenure

Freehold.

### Council Tax

Band G.

### Directions

From Keswick proceed on the A66 towards Cockermouth and turn left where signposted to Braithwaite. Turn first right onto Longcroft and continue ahead until reaching the entrance to Maycroft.

### What3words

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### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers over £800,000 are invited for consideration.

### 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).



Front Garden



Entertaining Terrace



Rear Garden



Patio

Request a Viewing Online or Call 01768 741741

## Meet the Team

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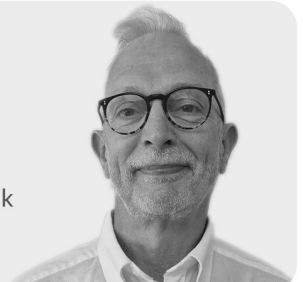
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# Maycroft, Longcroft, Braithwaite, Keswick

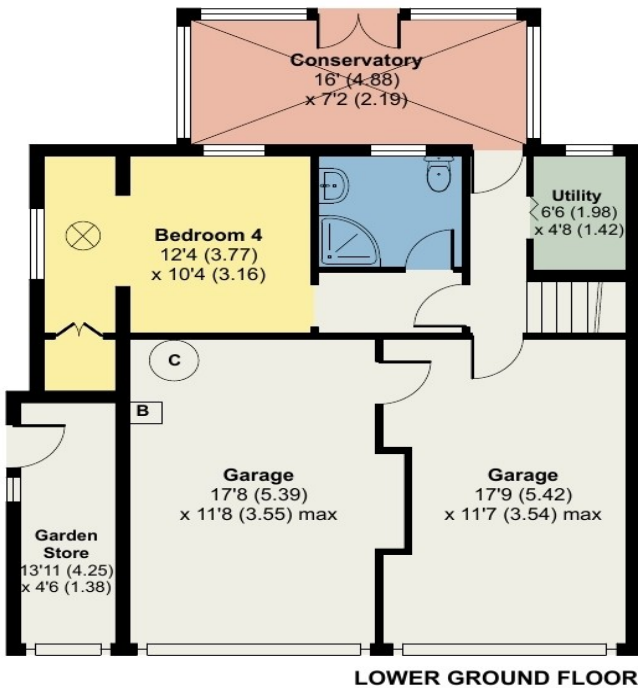
Approximate Area = 1983 sq ft / 184.2 sq m

Garages = 415 sq ft / 38.6 sq m

Outbuilding = 63 sq ft / 5.9 sq m

Total = 2461 sq ft / 228.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1349932

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