

Braithwaite

Offers over £400,000

5 Melbecks, Braithwaite, Keswick, CA12 5TL

A three bedroom semi-detached Lake District cottage enjoying a delightful tranquil, yet easily accessible, rural setting at the periphery of Braithwaite beside Coledale Beck and an open front outlook over the village common to mature woodland.

The property has use of a shared washing line on the common and benefits from secluded beck side access to pathways and bathing spots, direct access to the fells and is close to Whinlatter forest and bike trails. Parking spaces are available on the common.

Located approximately two 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.

Quick Overview

Semi-detached Lake District cottage

Delightful tranquil rural setting by Coledale Beck

Open front outlook over the village common to Coledale Beck and mature woodland

Under three miles from Keswick

Three double bedrooms

Integral garage

Rear courtyard

Equally suitable as a primary home, recreational second home or for lucrative holiday rentals

Property Reference: KW0553

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Living Room



Living Room



Kitchen



Bedroom One

Accommodation

Ground Floor:

Entrance Hall

Living Room
With large windows to two elevations, multi fuel stove with back boiler, night storage heater, built in cupboards and wooden floor.

Kitchen
With windows to two elevations, fitted base and wall units, breakfast bar, sink with mixer tap, integrated oven, hob and extractor unit.

Rear Hall
With built in understairs cupboard, external door.

Utility Room
With sink, plumbing for washing machine.

First Floor:

Landing
With night storage heater, built in airing cupboard.

Bedroom One
With windows to two elevations, radiator, built in wardrobe.

Bedroom Two
With night storage heater, built in wardrobe and cupboard.

Bedroom Three
With night storage heater, built in wardrobe.

Bathroom
With WC, wash hand basin, bath with electric shower over, electric fan heater.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

Rear courtyard, integral garage with electric light and power. Side lane with neighbouring right of way over.

Services

Mains water, electricity and drainage. Electric Storage heaters. Multi fuel stove with back boiler. 3.8kWh of Solar photovoltaic (PV) panels were fitted in 2010 and still have a transferable income from (FIT) Feed In Tariffs for a further 9 years. We are advised that this income more than covers all electric heating costs on Economy 7 of the storage heaters. A gas main connection close by is understood to be possible.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed west on the A66 heading towards Cockermouth and turn left onto the B5292 where signposted to Braithwaite. Continue ahead towards Whinlatter Forest and after passing the Royal Oak public house turn left where sign posted to Coledale. Follow the road bearing right and continue past the Orthodox Church onto the entrance lane leading to Melbecks Cottages.

What3words

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Price

Offers over £400,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

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Front Elevation



Side Elevation



Setting



Coledale Beck

Request a Viewing Online or Call 01768 741741

Meet the Team

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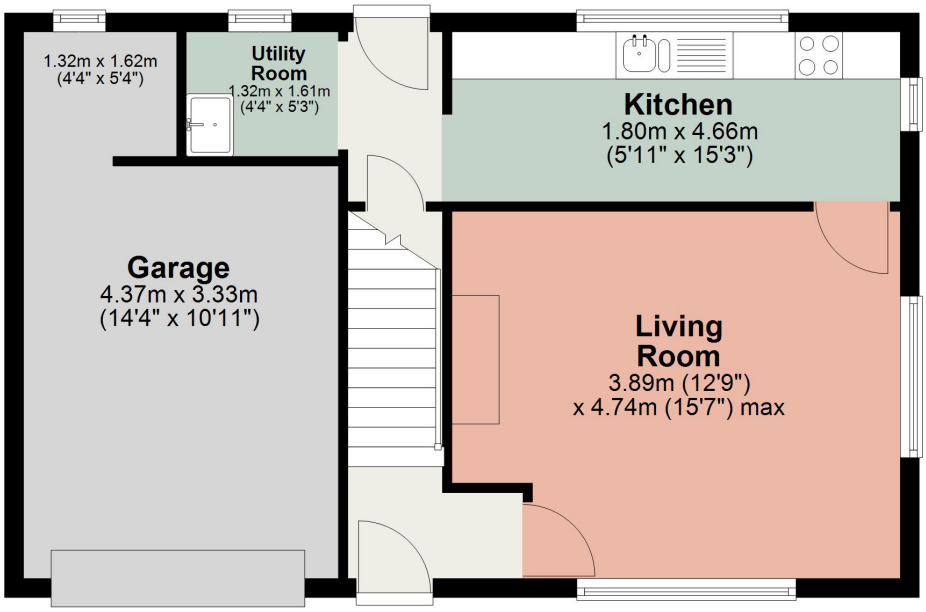


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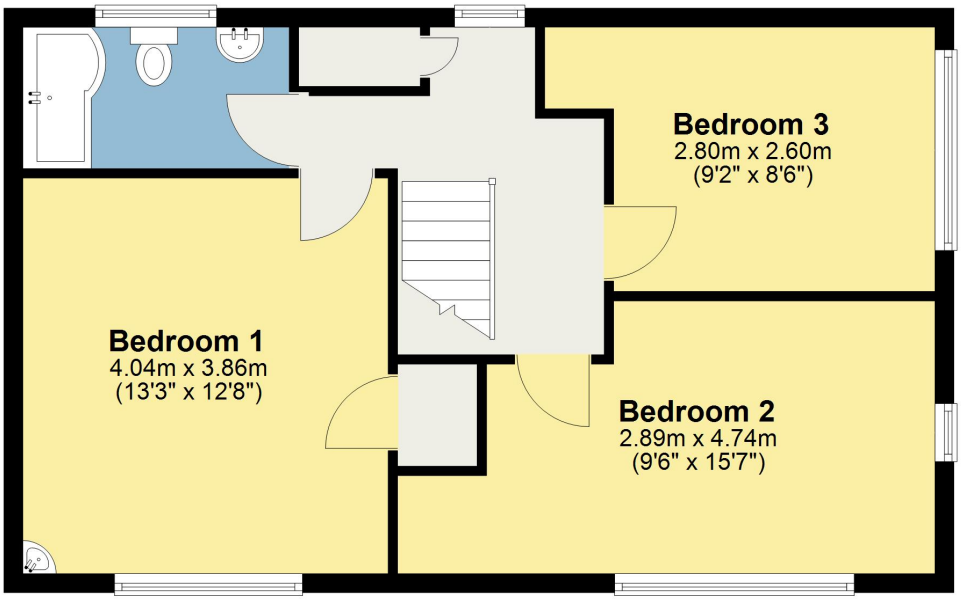
Ground Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



First Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 106.3 sq. metres (1144.1 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.

5 Melbecks, Braithwaite, Keswick

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