HACKNEY & LEIGH

Naddle

Offers in the region of £640,000

Brackenrigg Barn, Naddle, Keswick, Cumbria, CA12 4TF

A most appealing detached barn conversion incorporating three self-contained holiday cottages which provide a total of four bedrooms. Occupying an idyllic site and successfully operating as a thriving established holiday letting business, Brackenrigg Barn enjoys stunning panoramic fells views across the Naddle Valley and a delightful rural Lakeland setting nestling under three miles from Keswick and ten miles from Grasmere.

Planning consent is approved to form a single residential dwelling subject to a local occupancy restriction.

Quick Overview

Detached barn conversion incorporating three self-contained holiday cottages providing four bedrooms

Thriving successfully established self-catering holiday letting business

Delightful rural Lakeland setting

Stunning panoramic fell views across the Naddle Valley

Under three miles from Keswick and ten miles from Grasmere

Surrounding landscaped gardens

Expansive on-site parking areas

Property Reference: KW0217

4 | 3 | 3 | EPC F | Ultrafast Broadband Available | 6

Living Room / Kitchen / Bedroom

Living Room / Kitchen / Bedroom

Bedroom One

Bedroom Two

Accommodation

Bleaberry Cottage

Ground Floor:
Open Plan Living Room / Kitchen / Bedroom | Bathroom

Brocklebeck Cottage

Ground Floor:
Open Plan Living Room / Kitchen / Bedroom | Bathroom

The Sett

Ground Floor:
Entrance Hall | Open Plan Living Room / Dining Room / Kitchen

Upper Floor:
Inner Hall | Bedroom 1 | Bedroom 2 | Bathroom

Outside:
Surrounding Gardens | Expansive Parking Areas

Services
Mains electricity. Oil central heating. Natural water supply and treatment facility. Septic tank drainage.

Tenure
Freehold.

Rateable Value
£5,800.

Planning Consent
Planning consent is approved under reference 7/2025/2088 to provide a single residential dwelling subject to a local occupancy restriction.

Living Room / Dining Room / Kitchen

Living Room / Dining Room / Kitchen

Living Room / Dining Room / Kitchen

Living Room / Kitchen / Bedroom

Living Room / Kitchen / Bedroom

Living Room / Kitchen / Bedroom

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick proceed on the A591 towards Grasmere for approximately 2.5 miles and the entrance drive to Brackenrigg is located on the right.

What3words

///tech.calendars.ditched

Price

Offers in the region of £640,000 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 £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).

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Garden

Front View

Front View

Front Elevation

Request a Viewing Online or Call 01768 741741

Meet the Team

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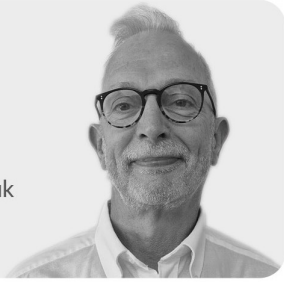

Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01768 741741 or request online.

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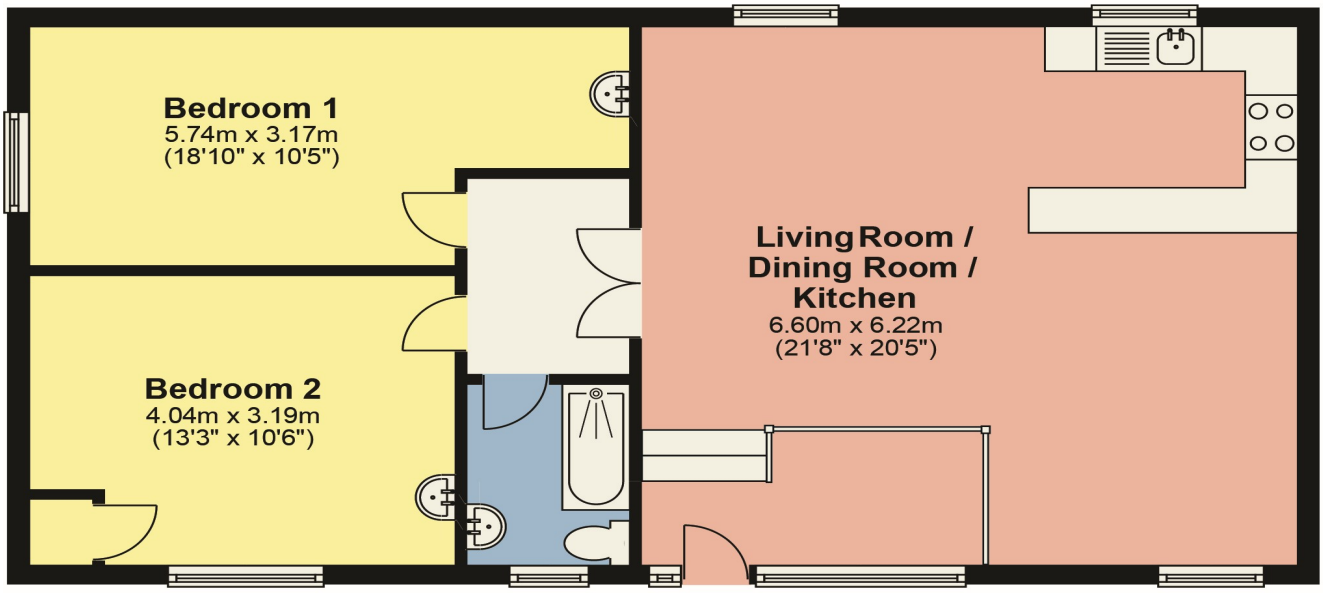
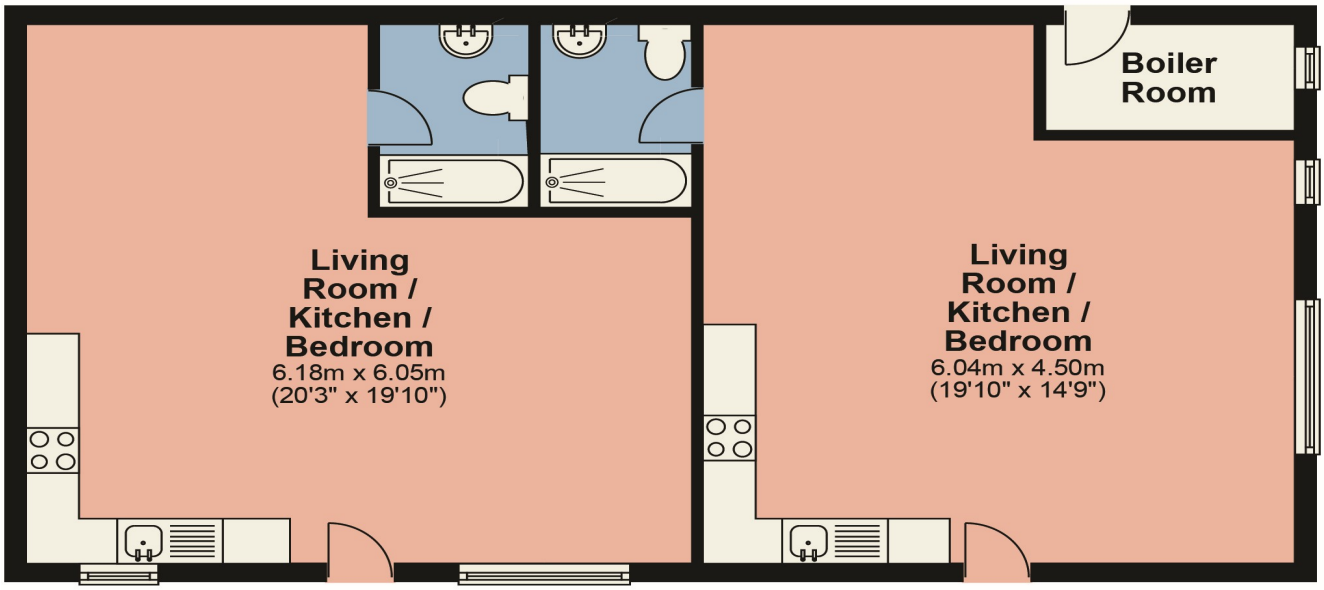
Can we save you money on your **mortgage**? Call us on: 01539 792033

Brackenrigg Barn, Naddle, Keswick, Cumbria, CA12 4TF

Upper Ground Floor



Lower Ground Floor



Total area: approx. 145.2 sq. metres (1563.1 sq. feet)

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 18/09/2026.

Request a Viewing Online or Call 01768 741741