



Newlands Valley

Newlands Fell House, Newlands Valley, Keswick, CA12 5TS

An outstanding lucrative residential investment opportunity comprising a thriving established holiday letting business providing eleven bedrooms in total from a large detached seven bedroom Lakeland period former farmhouse with an adjoining barn providing two cottages each with two bedrooms.

Offers over £1,250,000

Quick Overview

Thriving successfully established self-catering holiday letting business

Large detached seven bedroom Lakeland period former farmhouse

Adjoining barn incorporating two self-contained holiday cottages each with two bedrooms

Stunning elevated rural setting in the beautiful Newlands Valley

Spectacular uninterrupted panoramic vista to the majestic range of fells

Approximately five miles from Keswick

Approximately three miles from Braithwaite village



11



11



4



D/E



Standard
7Mbps



6

Property Reference: KW0369



Setting



View



Newlands Fell House



Newlands Fell House Sitting Room

Located approximately five miles from Keswick and three miles from Braithwaite, Newlands Fell House enjoys a stunning elevated rural Lakeland setting in the beautiful Newlands Valley with a spectacular uninterrupted panoramic vista to the majestic range of fells including Catbells, Maiden Moor, Dale Head and Robinson.

Braithwaite village provides a wide range of local amenities including regular bus routes, Church of England primary school, two shops and a visiting post office, church, village hall with sporting facilities, café, hotels, restaurants and public houses. There is a foot and cycle path into Keswick.

Accommodation

Newlands Fell House

Ground Floor:

Kitchen | Utility Room | Dining Room | Sitting Room | Bedroom 1 With Ensuite Shower Room | Bathroom

First Floor:

Bedroom 2 With Ensuite Shower Room | Bedroom 3 With Ensuite Shower Room | Bedroom 4 With Ensuite Shower Room | Bedroom 5 With Ensuite Shower Room | Bedroom 6 With Ensuite Shower Room | Bedroom 7

Newlands Cottage

Ground Floor:

Sitting Room | Dining Kitchen | Bedroom 1 With Ensuite Bathroom | Bedroom 2 With Ensuite Shower Room

Newlands Fell Cottage

First Floor:

Sitting Room | Dining Kitchen | Bedroom 1 With Ensuite Bathroom | Bedroom 2 With Ensuite Shower Room

Outside:

Car Park | Large Terrace | Gardens



Newlands Fell House Kitchen



Newlands Fell House Dining Room



Newlands Fell House Bedroom One



Newlands Fell House En-suite



Newlands Fell House Bedroom Two



Newlands Fell House Bedroom Two

Services

Spring water supply. Mains electricity. Septic tank drainage. Oil central heating.

Tenure

Freehold

Rateable Value

£13,000.

Trading Figures

Trading figures are available for seriously interested prospective buyers.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto the A66 towards Cockermouth. After passing the turning on the left for Portinscale turn left at the signpost for Braithwaite. Continue and bear left at the fork in the road onto Croft Terrace and then turn left at the signpost to Newlands. Proceed across the bridge and turn left before the village store. Continue along the road for approximately three miles and the property is located on the left.

Price

Offers over £1,250,000 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. VAT)



Newlands Fell House En-suite



Newlands Fell House Bedroom Three



Newlands Fell House Bedroom Four



Newlands Fell House En-suite

[Request a Viewing Online](#) or Call 01768 741741

Meet the Team

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Newlands Fell House, Newlands, Keswick

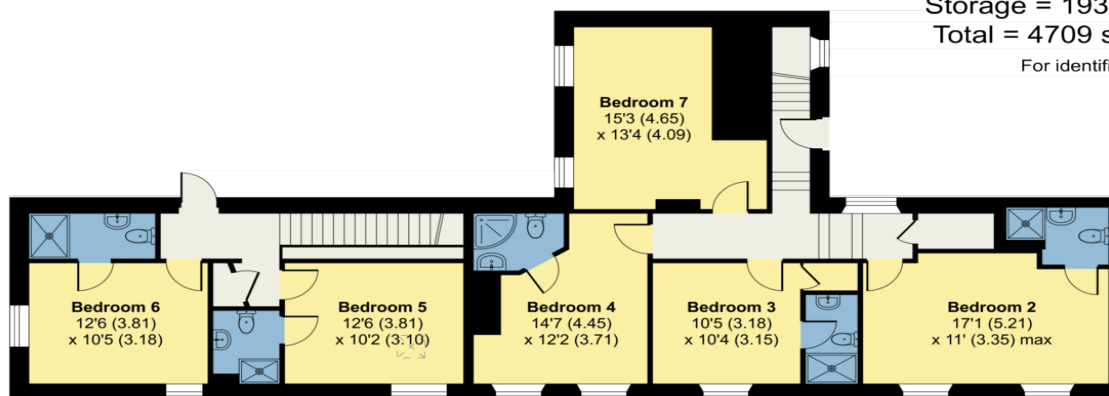
Approximate Area = 3029 sq ft / 281.4 sq m

Cottages = 1487 sq ft / 138.1 sq m

Storage = 193 sq ft / 17.9 sq m

Total = 4709 sq ft / 437.4 sq m

For identification only - Not to scale



GROUND FLOOR



NEWLANDS COTTAGE GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1139081

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