



2 Crown Cottages, Braithwaite, Keswick, CA12 5SY

Guide Price £345,000

PFK

2 Crown Cottages

The Property:

A three bedroom terraced property in the heart of the popular village of Braithwaite, enjoying pleasant surrounding Lakeland fell views. Extended and modernised, particularly to the ground floor, the property offers well presented and versatile accommodation, with an additional side entrance room featuring attractive stone flooring.

The living room provides a cosy focal point with a wood burning stove, while the good sized kitchen has rear access to a porch and flows naturally through to the dining space. Exposed brickwork and beams provide a nod to the property's traditional character, sympathetically blended with modern living accommodation.

To the first floor are three double bedrooms, one with an ensuite, together with a family bathroom.

Externally, there is offroad parking to the side and a tucked away rear yard seating area. Offered with no onward chain, this is a particularly good example of its type, combining traditional character, modern improvements and an enviable village setting.



A modern kitchen with light wood cabinetry, a black countertop, and a glass display cabinet. The kitchen features a toaster, kettle, and various kitchen items on the counter. A window with a green patterned curtain is visible in the background.

The property can easily be located using
postcode CA12 5SY or can otherwise be found
using what3words location
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- A bright, airy dining room with a wooden dining table and chairs, a fireplace, and a window with a checkered curtain. The room features light-colored walls, a wooden floor, and a blue patterned rug under the table. A fireplace with a dark wood mantel is on the left, and a window with a checkered curtain is on the far left. Two ornate chandeliers hang from the ceiling. A framed picture is on the wall to the right of the table. A small side table with a lamp is next to the fireplace. A blue and white patterned rug is on the floor near the fireplace. A small wooden stool is next to the fireplace. A blue and white patterned rug is on the floor near the fireplace. A small wooden stool is next to the fireplace.



ACCOMMODATION

Open Plan Kitchen/Dining Area

18' 10" x 14' 6" (5.75m x 4.42m)

Stairs to first floor. Kitchen - Window to rear aspect, door to rear, range of matching wall and base units with complementary worktop, electric hob with extractor over, integrated fridge freezer, stainless steel sink and drainer with mixer tap, space for washing machine and two radiators. Dining Area - Window to front aspect, electric fire set on slate hearth, built in shelving and a radiator.

Living Room

11' 11" x 14' 7" (3.63m x 4.44m)

Window to front aspect, wood burning stove set on slate hearth and a radiator.

Side Porch

5' 10" x 13' 0" (1.79m x 3.95m)

Window to front aspect, door and window to side aspect, slate floor and a radiator.

FIRST FLOOR

Landing

Window to rear aspect and a radiator.

Bedroom 1

12' 10" x 9' 3" (3.90m x 2.83m)

Window to front aspect and a radiator.

Bathroom

7' 3" x 4' 6" (2.21m x 1.36m)

WC and wash hand basin set in vanity unit, bath with mains shower over and a radiator.

Bedroom 2

7' 6" x 11' 11" (2.28m x 3.64m)

Window to front aspect, storage cupboard and a radiator.





Bedroom 3

11' 4" x 16' 0" (3.46m x 4.87m)

Window to front aspect and a radiator.

Ensuite Shower Room

5' 3" x 5' 11" (1.61m x 1.80m)

Obscured window to front aspect, WC, wash hand basin, shower cubicle with electric shower and a radiator.

EXTERNALLY

Garden

Tucked away at the rear is a yard seating area alongside a useful stone outhouse.

OFF STREET

1 Parking Space

Paved parking area to the side of the property.





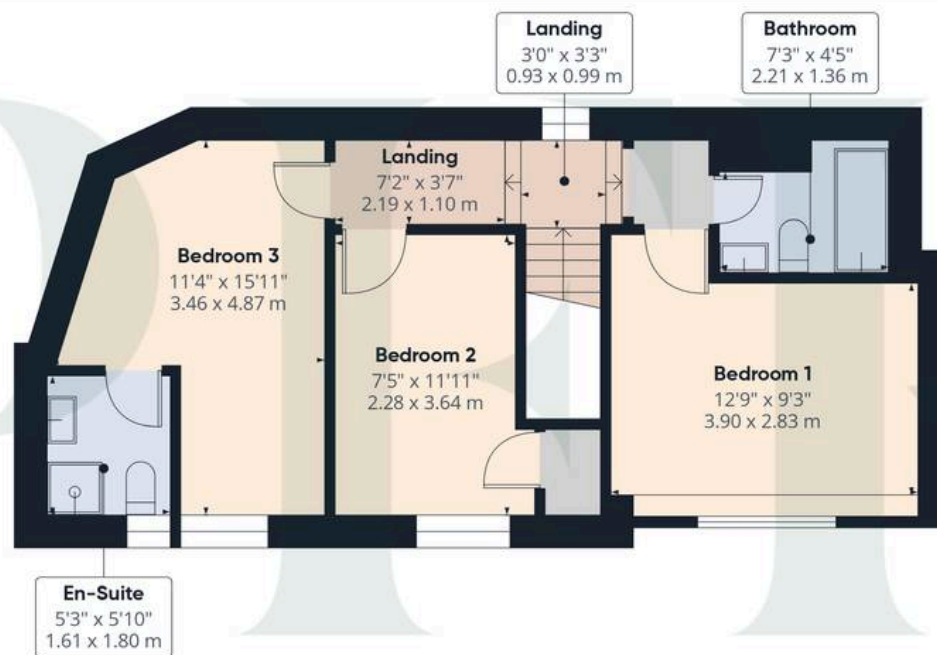


Floor 0

Approximate total area⁽¹⁾

1054 ft²

97.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ADDITIONAL INFORMATION

Referral & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

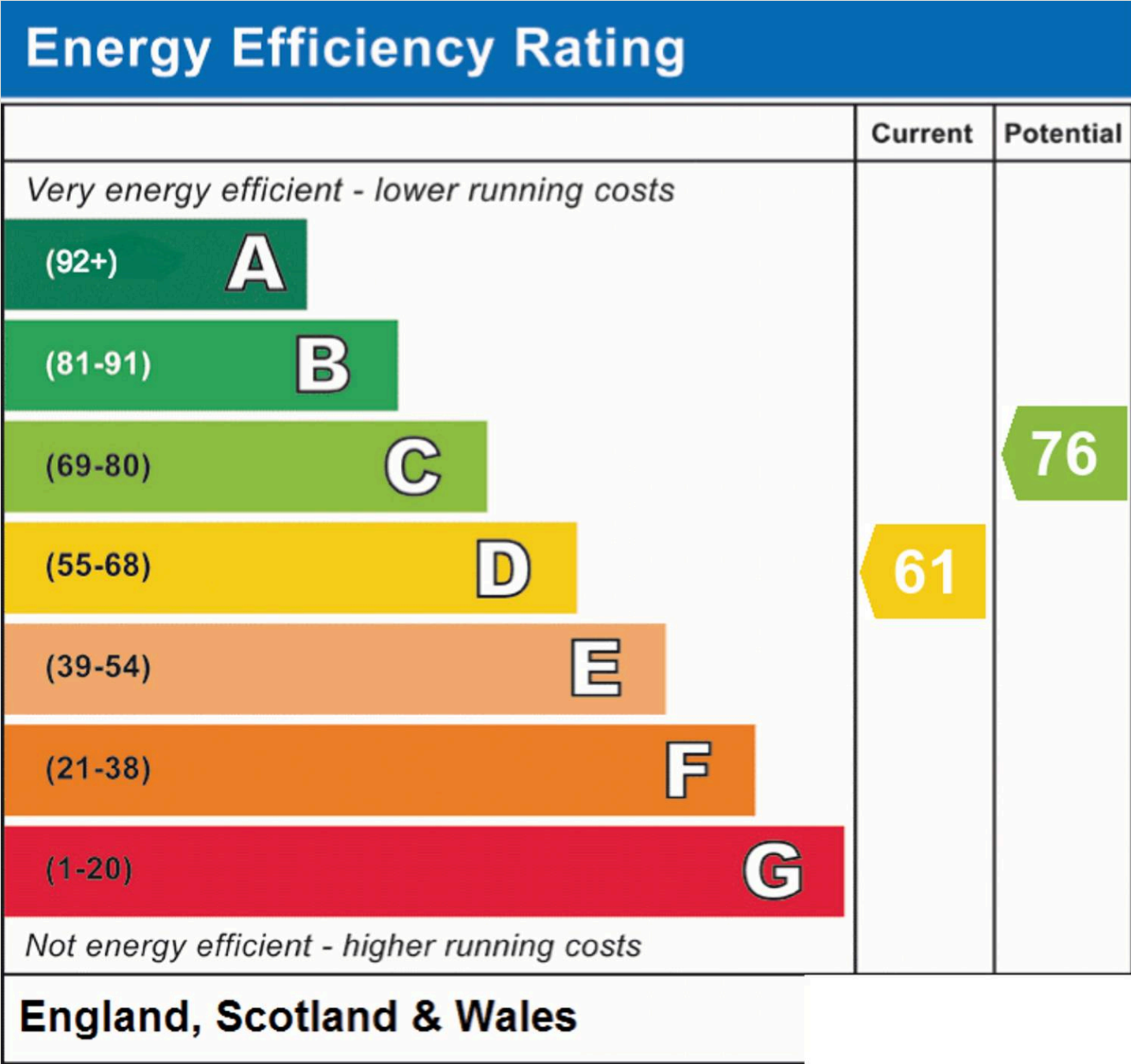
- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.

Personal & Interest Declaration

Please note, this property was subject to flooding in 2015.





PFK Estate Agency Keswick

P F K Estate Agents, 19 Station Street - CA12 5HH

01768 774546

keswick@pfk.co.uk

www.pfk.co.uk/

PFK

