

# Naddle

Overs over **£375,000**

1 Brownbeck Cottages, Naddle, Keswick, CA12 4TF

A charming stone-built end terrace one bedroom period cottage including an impressive contemporary extension nestling in a delightful tranquil rural Lakeland setting approximately three miles from Keswick and enjoying stunning views to the majestic range of fells. This most appealing cottage is equally suitable as a primary home, recreational second home or for lucrative holiday rentals. Viewing is highly recommended.

## Quick Overview

Charming stone-built end terrace period cottage  
 Impressive contemporary extension  
 Delightful tranquil rural Lakeland setting  
 Stunning views to the majestic range of  
 Three miles from Keswick  
 Double bedroom  
 Open plan living room / dining kitchen and  
 garden room  
 Garden  
 Expansive on-site parking area  
 Equally suitable as a primary home, recreational  
 second home or for lucrative holiday rentals



1



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1



TBC



Ultrafast  
Broadband  
Available



2

Property Reference: KW0311



Garden Room



Garden Room



Living Room / Dining Kitchen



Living Room / Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With roof windows.

#### Garden Room

With patio doors, floor to ceiling windows providing panoramic views to the fells.

#### Living Room / Dining Kitchen

With oak fitted base and wall units including ash work surfaces, Belfast sink with mixer tap, integrated electric oven, hob, extractor fan and fridge, plumbing for washing machine, wood burning stove, glazed double external doors.

### First Floor:

#### Landing

#### Bedroom

With electric heater.

#### Bathroom

With WC, wash hand basin, bath with shower over, built in cupboard with water tank.

### Outside:

Expansive on-site parking area, gravelled seating area with gas heater, garden with stocked and shrubbed borders, detached stone built store including water purification unit, electric light and power.

### Services

Mains electricity, private borehole water supply and septic tank drainage. Electric heating including under floor heating to the ground floor.

### Tenure

Freehold.

### Council Tax

Band B.



Living Room / Dining Kitchen



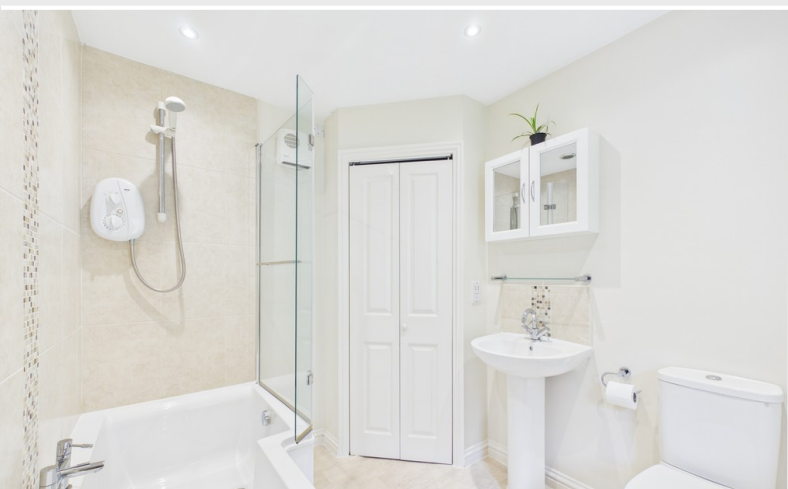
Garden Room



Bedroom



Bedroom



Bathroom



Entrance Hall

### Viewing

By appointment with Hackney & Leigh's Keswick office.

### Directions

Leaving Keswick proceed from Chestnut Hill heading towards Windermere on the A591. After approximately two miles turn left where signposted to Dalebottom. Proceed ahead for approximately one mile and upon reaching the T junction with a sign post to Sykes turn right and follow the lonning until reaching Brownbeck Cottages on the right.

### What3words

///airbase.apes.dinosaur

### Price

Offers over £375,000 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).



Garden



Garden



View



Setting

Request a Viewing Online or Call 01768 741741

## Meet the Team

### Nick Elgey

Sales Manager & Property Valuer

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



### Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Dawn Branson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Sue Jackson

Viewing Assistant

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Angela Bell

Viewing Assistant

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Chris Houghton

Viewing Assistant

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**

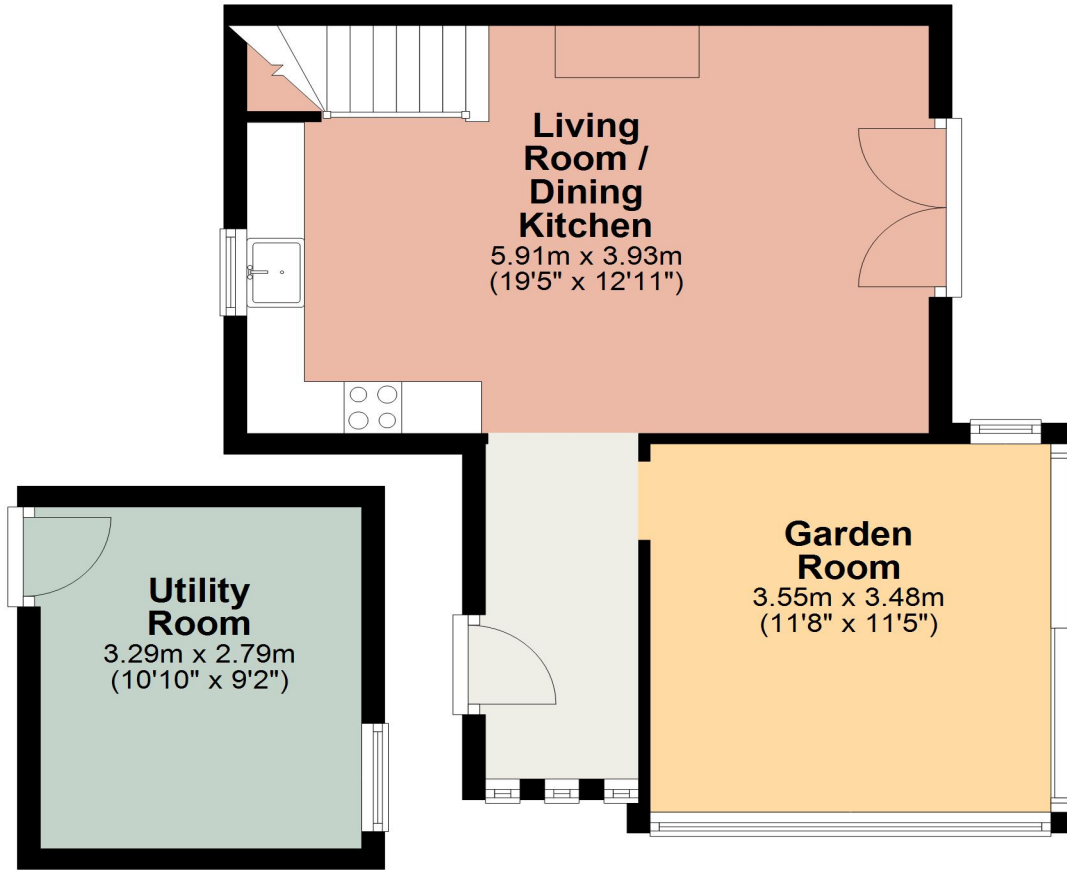


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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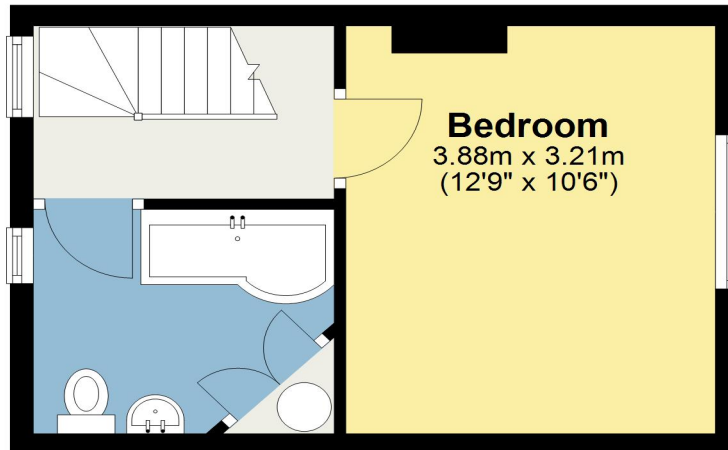
## Ground Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



## First Floor

Approx. 23.1 sq. metres (248.8 sq. feet)



**Total area: approx. 72.9 sq. metres (784.5 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.

## 1 Brownbeck Cottages, Naddle, Keswick

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Request a Viewing Online or Call 01768 741741