



Woodlands | Braithwaite | Keswick | CA12 5TW

Guide Price £1,000,000



DAVID BRITTON
ESTATES



Key Features

- Imposing Victorian 4 bedroom detached house
- Elevated, standalone position in Whinlatter Forest
- Magnificent Lakeland fell views from all the rooms
- Approximately 5.7 acres in total
- Conveniently located close to Braithwaite and Keswick
- Further development potential within outbuilding the side (STP)
- Four bedrooms and two bath / shower rooms
- Four flexible use reception rooms
- Wonderful, mature grounds with elevated terrace and woodland
- A wonderful lifestyle opportunity

Summary

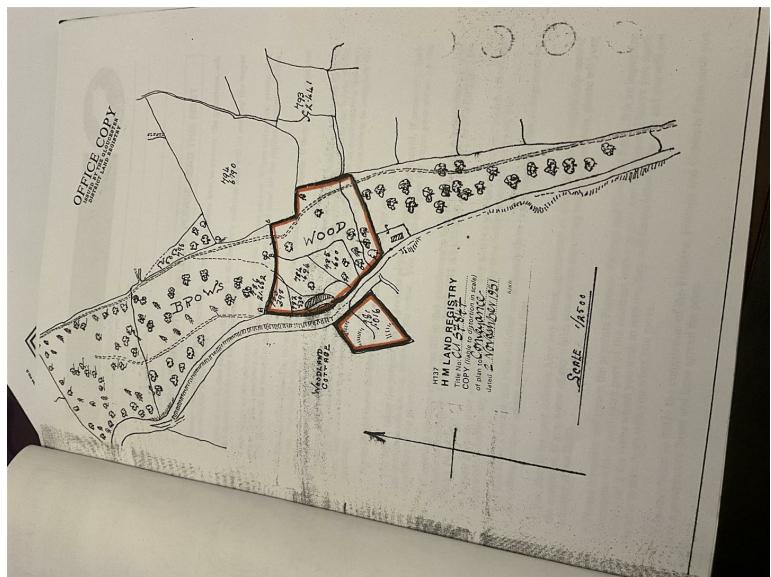
**** Around 2000 sq ft Lakeland Home with around 5.7 acres & stunning views ****

Nestled into Whinlatter Forest overlooking the dramatic Lakeland Fells, this imposing Victorian four-bedroom detached residence occupies around 5.7 acres of beautiful mature surrounding grounds and woodland in an outstanding elevated position. All the rooms in this wonderful home have windows which frame the views perfectly.





Floor plans



COUNCIL TAX BAND - Allerdale G

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	45	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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