



# Naddle

Offers over **£1,290,000**

Bracken Rigg House, Naddle, Keswick, CA12 4TF

A rare opportunity to purchase an outstanding substantial detached five bedroom Victorian country house with a spacious adjoining four bedroom self-contained annexe.

Nestling under three miles from Keswick and ten miles from Grasmere and occupying a superb site extending to approximately 1.25 acres with beautiful mature grounds in a delightful rural Lakeland setting Brackenrigg enjoys stunning panoramic fells views across the Naddle Valley to Helvellyn and the Dodd range.

The present owner resides in the four bedroom annexe and the main house is set up to allow lucrative self-catering holiday rentals, however, future owners may prefer to reside in the main house and use the annexe to provide rental income or accommodate family or guests.

## Quick Overview

Outstanding substantial detached five bedroom Victorian country house

Adjoining spacious four bedroom self-contained annexe

Superb site totalling approximately 1.25 acres with beautiful mature grounds

Delightful rural Lakeland setting

Stunning panoramic fell views across the Naddle Valley to Helvellyn and the Dodd range

Under three miles from Keswick and ten miles from Grasmere

Generous and versatile accommodation

Viewing highly recommended



9



7



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D & E



Ultrafast  
Broadband  
Available



10 Plus

Property Reference: KW0338



Sitting Room



Dining Room



Main Bedroom



Bedroom Two

## Accommodation

### BRACKEN RIGG HOUSE

#### Ground Floor:

Vestibule | Hall | Living Room | Sitting Room | Dining Kitchen | Office | Utility Room.

#### First Floor:

Landing | En-suite Bedroom 1 | En-suite Bedroom 2 | En-suite Bedroom 3 | En-suite Bedroom 4 | En-suite Bedroom 5

### HIGH RIGG ANNEXE

#### Ground Floor:

Porch | Open Plan Living / Dining Room / Kitchen

#### First Floor:

Landing | En-suite Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom

#### Outside:

Approximately 1.25 Acre Site | Extensive Mature Gardens | Sweeping Driveway | Expansive Parking Area | Double Garage | Summer House



Living Room



Kitchen



Bedroom Three



Annex Bedroom One



Annexe Bedroom Two



Annexe Bedroom Four

### Services

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

### Tenure

Freehold.

### Rateable Value

Brackenrigg House £5,500.

### Council Tax High Rigg Band D.

### 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.

### Price

Offers over £1,290,000 are invited.

### 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)



Annexe Kitchen / Living / Dining Room



Annexe Kitchen / Living / Dining Room



Rear Garden



View

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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# Brackenrigg House, Naddle, Keswick

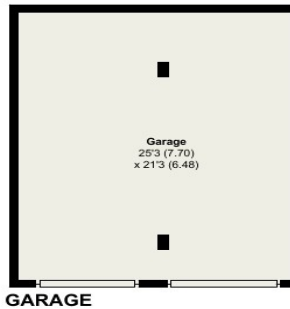
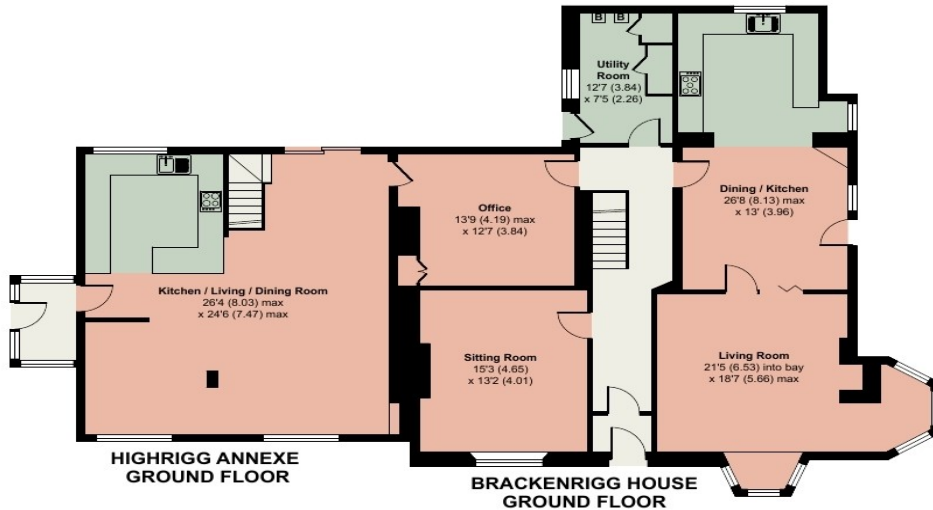
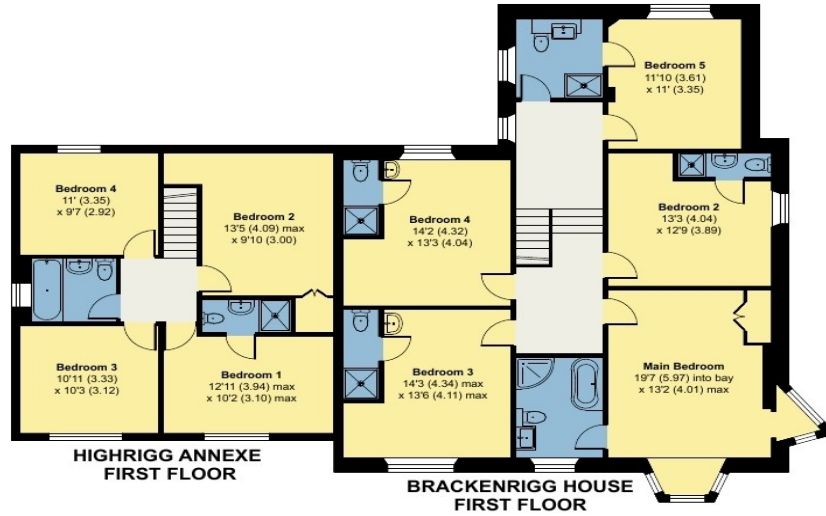
Approximate Area = 2508 sq ft / 232.9 sq m

Garage = 540 sq ft / 50.1 sq m

Annexe = 1338 sq ft / 124.3 sq m

Total = 4386 sq ft / 407.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1105129

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Request a Viewing Online or Call 01768 741741