

Brackenrigg Toll House

BASSENTHWAITE | KESWICK | CUMBRIA



FINEST
PROPERTIES



A charming cottage with a wealth of history in a superb location within the Lake District National Park

Keswick 7.6 miles | Carlisle 20.9 miles | M6 Junction 40 25.5 miles | Penrith 26.3 miles





Accommodation in Brief

Porch | Central Hallway | Sitting Room | Dining Room | Kitchen | Utility

Principal Bedroom with En-suite Shower Room | Two Further Bedrooms | Bathroom

Detached Garage | Parking | Gardens





The Property

Brackenrigg Toll House is a wonderful Lakeland property with a fascinating history dating back to the late 1820s. Originally constructed as a toll house, the property was known as Brackenrigg Gate and served the road between Keswick and Cockermouth, avoiding the Whinlatter Pass. Over the years many names were used, until 2012 when the current owners changed the name back to Brackenrigg Toll house as listed on the conveyance document of 1884. Today the property retains a host of charm and character but has been comprehensively renovated and updated, including a complete refurbishment around 10 years ago. The cottage has been operating as a successful holiday let that makes the most of the fantastic Lakeland location and spectacular views.



There is access from the front to the dining room or from the rear via a porch to the kitchen. All of the accommodation is arranged over one floor, providing complete ease of access. The principal living space is the open plan sitting and dining area which is clearly defined by a striking central fireplace that is open to both rooms. The fireplace has attractive sandstone surrounds and houses a woodburning stove. There are lovely exposed beams to the ceiling and the whole space is bright and airy with elegant tasteful décor that continues throughout the property. French doors open from the sitting room to the rear patio with sweeping views across the countryside. The kitchen has a dual aspect framing the views and bespoke fitted units with granite worksurfaces. A grand Britannia range cooker sits within a feature inglenook and provides an eye-catching centrepiece. The tiled flooring is both beautiful and practical and there is ample space for a table and chairs for casual dining. The kitchen is served by a good size utility room with an additional sink and plumbing for a washing machine.

There are three double bedrooms at Brackenrigg Toll House, all light and spacious with clean modern décor. The principal bedroom is to the rear elevation and benefits from a stylish en-suite shower room with contemporary finish. The fully tiled suite comprises walk-in rainfall shower, wash hand basin, WC and heated towel rail. The remaining two bedrooms sit to the front elevation and one features fitted storage. These bedrooms are served by a generous family bathroom which again showcases impressive modern style and quality fixtures and fittings. There is a bath, separate walk-in rainfall shower, wash hand basin, WC and heated towel rail all wrapped in contrasting tiling.



Externally

The outside space is a wonderful feature of Brackenrigg Toll House. The enclosed patio combines with the French doors from the sitting room to provide a superb indoor/outdoor living area, and the views will ensure that a great deal of time is spent here. There is a small but established garden and to the side of the cottage is the detached garage. This has been thoughtfully created to blend in with the appearance of the cottage and offers both practicality and peace of mind. There is gravelled parking space in front of the garage for further parking.





Local Information

Bassenthwaite is one of the most traditional Lake District villages, situated in the north of the National Park. The village is nestled in a beautiful position between Bassenthwaite Lake and the Lakeland Fells and has a thriving community with primary school, church, local shop and public houses.

The property is on a frequent service bus route providing great access without the need to drive. There are many facilities close by with a modern leisure complex, gymnasium and spa at Armathwaite Hall and many different country pursuits to take part in. From the property, there are many walks for all capabilities close by, with the Lakeland Fells and Bassenthwaite Lake literally on the doorstep.

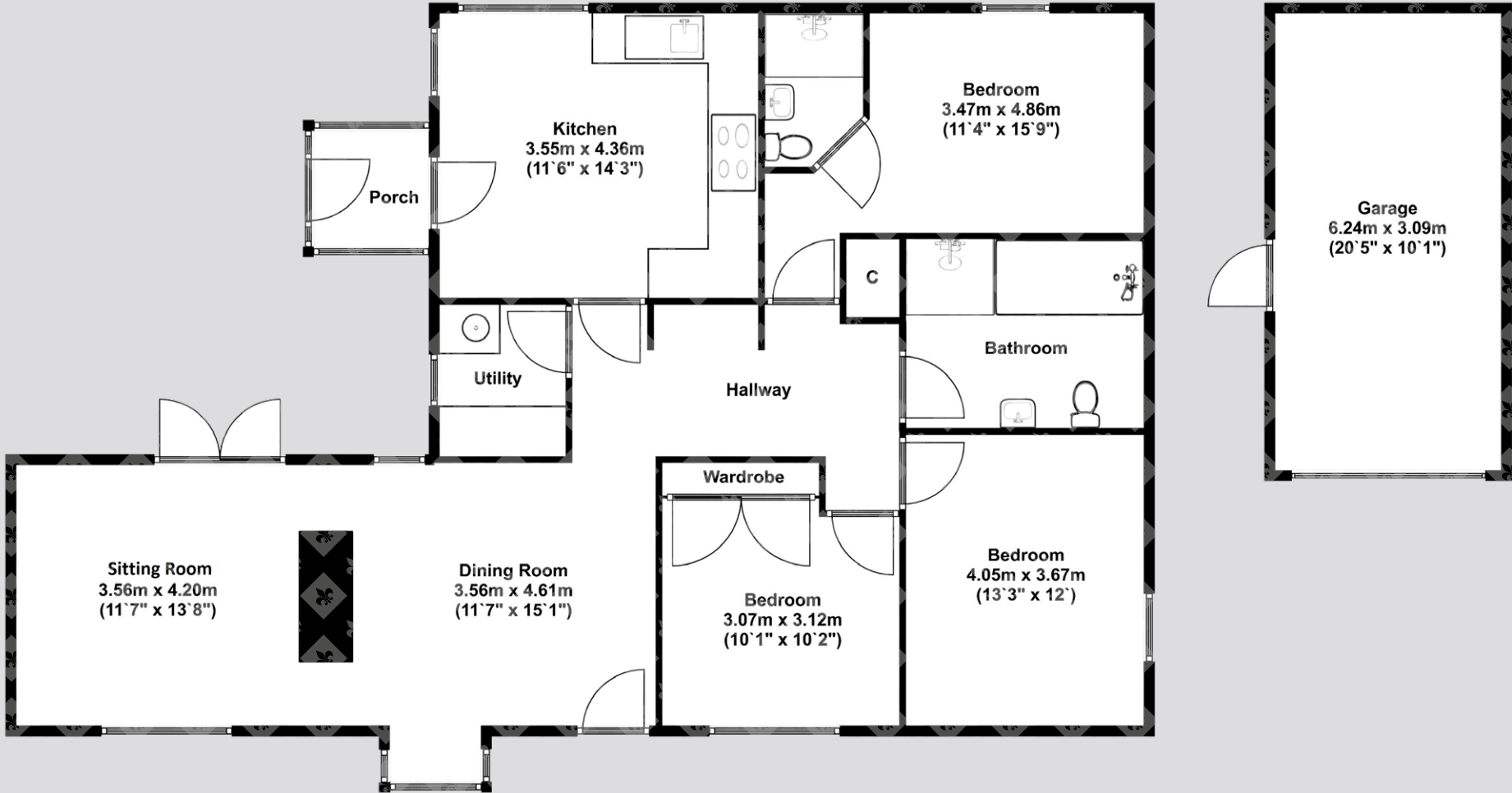
Keswick is the closest town with a thriving community and a range of local amenities including a variety of shops, supermarkets, cafes and public houses, together with hotels, banks, garages, library, doctor and dentist surgeries and a market twice a week. The town has a noteworthy secondary school and transport is available from the village.

The regional centre of Carlisle is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter, the A66 is nearby and the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.

Floor Plans

Total area: approx. 110.00 Sq metres (1184.00 Sq feet)



Directions

From Carlisle, head west on the A595 towards Cockermouth. At Bothel, take the A591 signposted to Keswick. Proceed along this road for 4.6 miles and just after the Castle Inn Hotel turn right onto the B5291 signposted Cockermouth. Continue for 0.2 miles and Brackenrigg Toll House is on the right-hand side.

From the A66/Keswick roundabout, take the A591, signposted to Carlisle. Proceed along this road for 6.6 miles then turn left onto the B5291 signposted Cockermouth. Continue for 0.2 miles and Brackenrigg Toll House is on the right-hand side.

Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Private drainage. Oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

CA12 4RD

Business Rated

Rating D

Freehold

Viewings Strictly by Appointment

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