

FOR SALE

Wychwood

Braithwaite, Keswick, Cumbria CA12 5SZ



DAVIDSON
& ROBERTSON
THE RURAL EXPERTS

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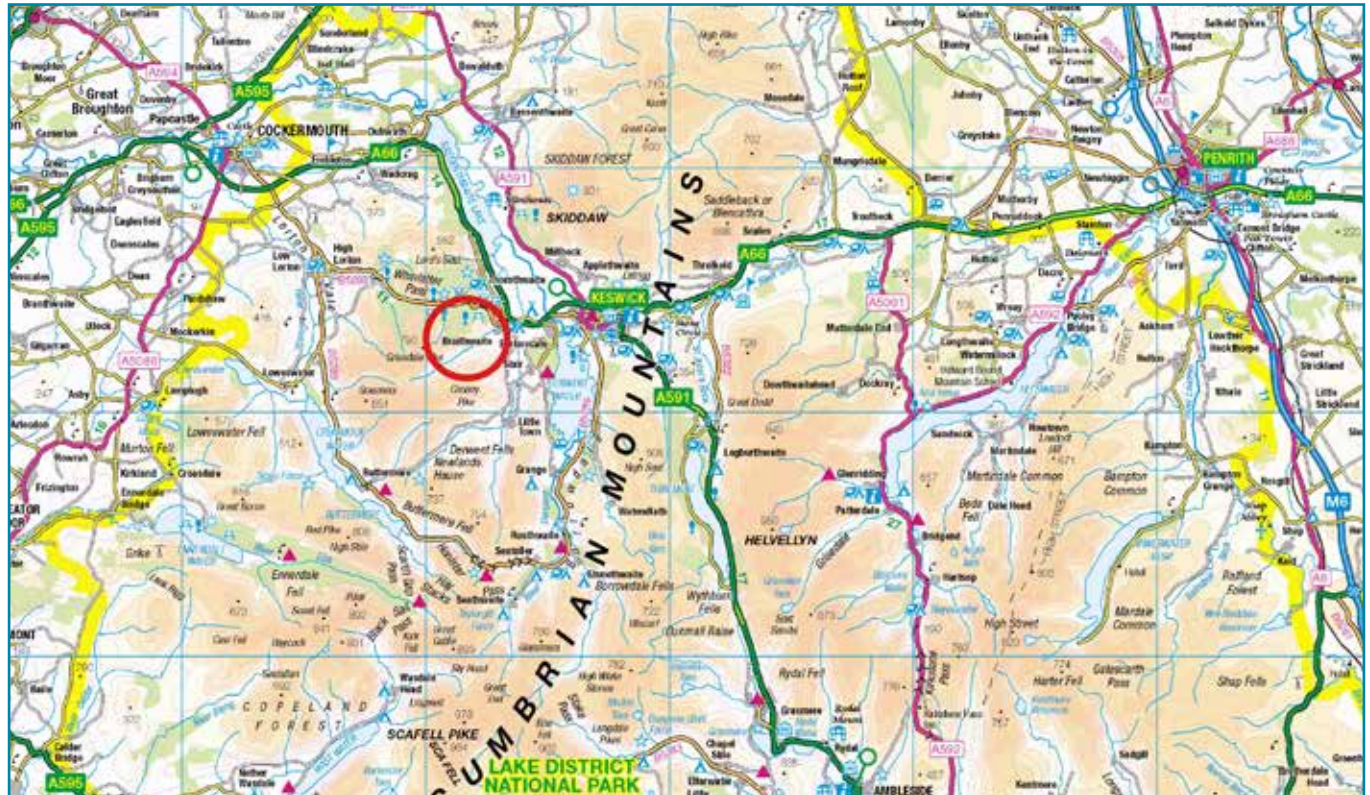
Wychwood presents a fantastic opportunity to acquire a well-presented four-bedroom home in an elevated position above Braithwaite, enjoying outstanding panoramic views across Keswick and the Lakeland Fells. The property sits within approximately 7.6 acres of gardens and land, offering space, privacy, and strong lifestyle appeal, with potential for future development subject to planning consent.

- Four-bedroom detached home
- Stunning Lakeland Fells and Keswick views
- Extends to approx. 7.6 acres including gardens and land
- Private, elevated and rural setting
- Development potential (subject to consent)
- Ideal lifestyle or family property
- Viewing highly recommended

Selling agents

Davidson & Robertson
7M Lakeland Business Park
Cockermouth
Cumbria
CA13 0QT

Tel: 01900 268 633
Fax: 0131 449 5249
Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Situation

Braithwaite is a highly desirable Lake District village set in a peaceful position beneath the Whinlatter and Newlands valleys. Offering a traditional village atmosphere with a welcoming community, it is surrounded by some of the most beautiful scenery in the national park. Braithwaite benefits from two popular village pubs, a primary school, and immediate access to excellent walking and cycling routes straight from the doorstep, making it particularly attractive to those seeking a quieter Lakeland lifestyle.

Just over a mile away lies Keswick, one of the Lake District's principal market towns. Keswick provides a wider range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities, and cultural attractions, all set against the stunning backdrop of Derwentwater and

surrounding fells. Keswick also benefits from schools, medical facilities, sports clubs including Keswick Rugby Club along with the theatre by the Lake.

Further afield, the area offers excellent connectivity to the wider Lake District and beyond, with Cockermouth, Penrith, and the M6 motorway all within comfortable driving distance. This ensures that while the setting is idyllic and rural, it remains highly accessible for commuting, travel, and access to regional centres.

Access

Access to the Property is taken from the highway that then enters the driveway leading to the property.
What3Words: ///targeted.shuttle.derailed
Postcode: CA12 5SZ



Directions

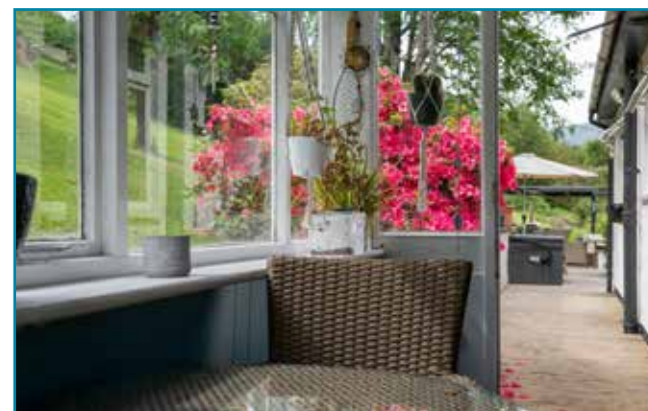
From Penrith join the A66 West towards Keswick, and follow for approximately 19 miles continuing past Threlkeld and Portinscale. As you approach Keswick, stay on the A66 towards Cockermouth. Take the turning for Braithwaite / Whinlatter Pass (B5292). Follow the signs for Braithwaite village. Once opposite the Royal Oak pub turn right along the 'top road' or more locally known as 'the shelf' towards Thornthwaite. Wychwood is the last property that you will reach.

Description

Wychwood offers a rare and outstanding opportunity to acquire an immaculately presented four-bedroom residence,

commanding truly breathtaking, uninterrupted views from Braithwaite across the Lakeland Fells, Keswick, and the surrounding countryside.

Set within approximately 7.6 acres, the property enjoys a superb sense of privacy and space, with a blend of beautifully established gardens and open land in one of the Lake District's most sought-after rural settings. The spectacular outlook can be appreciated from both the house and grounds, providing a constantly changing panorama through every season.





Alongside its impressive residential appeal, Wychwood also benefits from clear potential for future development of additional residential accommodation, subject to the necessary planning consents, adding significant long-term potential value.

A perfect match for a professional family, lifestyle purchaser, or those seeking to embrace a more self-sufficient way of living, Wychwood represents an exceptional "good life" opportunity in an iconic Lake District location, with strong appeal to local, regional, and national buyers alike.

Viewing is strongly recommended in order to appreciate the situation and views this property has to offer both externally and internally.

Tenure

The property is offered for sale as a freehold property.

Accommodation

The accommodation consists of:

Entrance Hall

Located from the path from the parking area there is a glazed panel door which leads into the entrance hall. This entrance hall provides a bright and airy space - perfect for those muddy boots and shoes. Staircase to first floor.

Bedroom 4 with ensuite

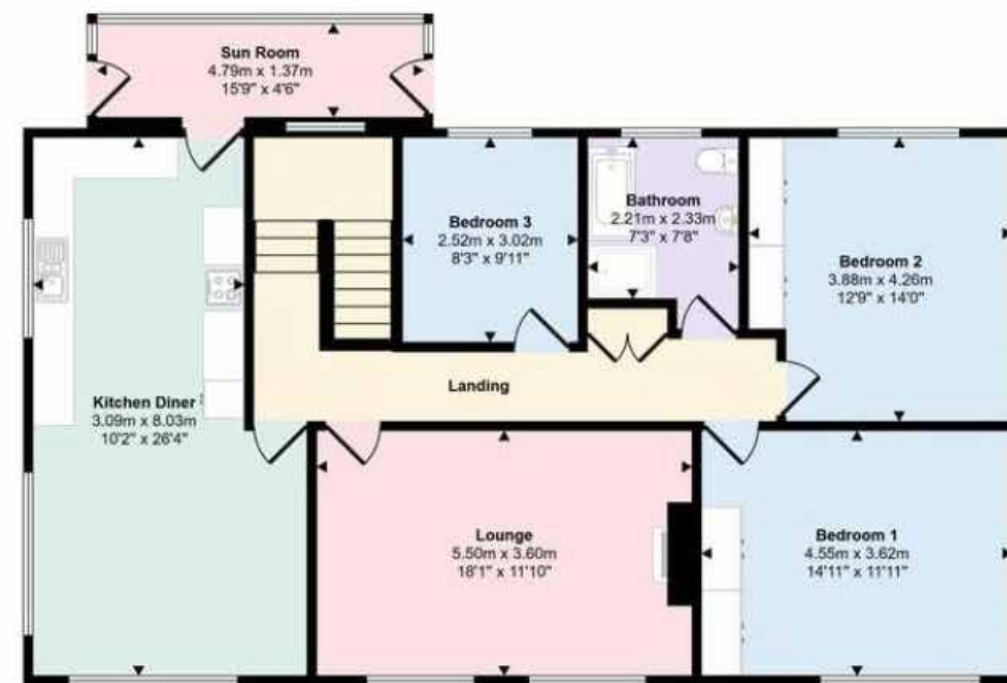
Double bedroom with two windows. Ensuite consists of shower cubicle with electric shower, WC, wash hand basin along with tiled floor and ladder style radiator.

Utility Room

Great storage and utility space consisting of floor mounted Oil Boiler, Belfast sink and taps and window. Plumbing for washing machine and space for tumble dryer. Door to WC.



Ground Floor
Approx 75 sq m / 806 sq ft



First Floor
Approx 123 sq m / 1327 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WC

WC with window and tiled walls.

Garage

Useful space with cupboards and worktops, up and over door with light and power. Two windows.

Storage Room

Fantastic storage space which runs through the house with light and heat.

Staircase from Entrance Hall leading to first floor

Landing

Half landing with window and access to rooms. Airing cupboard housing hot water tank and shelving providing useful space. Radiators.

Kitchen/Diner

Brilliant dining area and kitchen overlooking the Lakeland fells including Skiddaw and beyond. Viewing highly recommended to understand the real aspect this room has with picture window. Parquet flooring throughout along with electric fire, radiator. Dining table and chairs.

Kitchen

The Kitchen benefits from a fresh look and family homely feel. With full range of modern wall and base units, one and a half bowl sink and drainer, integrated fridge/freezer, dishwasher and wine fridge. Cooker with extractor and large window to benefit from the fantastic views. Door to Sunroom.

Sun Room

Lovely room to benefit from the sunnier days or just to sit and enjoy a cup of coffee. Glass panels in wooden frame looking onto rear garden.

Lounge

A real feature of this property with floor to ceiling windows looking to the front benefitting from the fantastic views the property has to offer. Wood burning stove in chimney breast with slate hearth and wood mantle. Two radiators.

Master Bedroom

Very good sized double bedroom benefitting from double aspect windows with brilliant views to the Lakeland fells and beyond. Radiator and built in wardrobes.

Bedroom 2

Double bedroom benefitting from double aspect windows with brilliant views to the Lakeland fells and beyond. Radiator and built in wardrobes.

Bedroom 3

Double bedroom benefitting from views to the rear garden with radiator.

Family Bathroom

Good sized family bathroom with walk in shower and free standing bath, WC and wash basin set in vanity unit. Tiled floor and walls. Window to rear and ladder style radiator.



Outside Space

The property is approached via a private driveway leading to a generous parking area. The gardens are predominantly laid to lawn and are beautifully framed by mature trees, established shrubs, and well-stocked planting, creating a peaceful and secluded setting. Designed with outdoor living in mind, the space also features a decked seating area and BBQ space, ideal for entertaining and enjoying the surrounding outlook.

In addition, there is a 8 to 8 person blue whale spa/hot tub to relax and enjoy the views and tranquillity this property has to offer.

Land

To the west, the land extends to approximately 7.3 acres of land offering a wonderful sense of scale and privacy. The land itself benefits from a separate access taken from the public 'top road'.

The land comprises of grazing and woodland/scrub areas and provides a great space to explore. There may be opportunity to develop some tourism related venture such as pods subject to obtaining the appropriate consents including planning permission.

This land nearer the car parking are also presents potential for future development which the current Owners have started to explore, subject to the necessary planning consents.

Services

The property benefits from mains electricity, water and drainage. Heating is provided by an oil fired boiler and water provided by a hot water tank. Oil tank is located to the side of the house.

Please note that we have not been able to test any services or make any judgement on their current condition, it is up to prospective purchasers to make their own enquiries with regards to the services for the property.

Council Tax

This property is in the Council Tax Band G and we are advised by the vendors the charge is approximately £4,115.85 for the current year.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band E. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Planning & Development

Prospective purchasers should carry out their own due diligence and make their own enquiries and investigations with the Lake District National Park planning department and seek professional advice.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

Cumberland Council
Civic Centre, Rickergate, Carlisle, CA3 8QG
Tel: 03003 733730

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Method of sale & guide price

Offers for the subject as a whole are sought in the region of £975,000.

Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

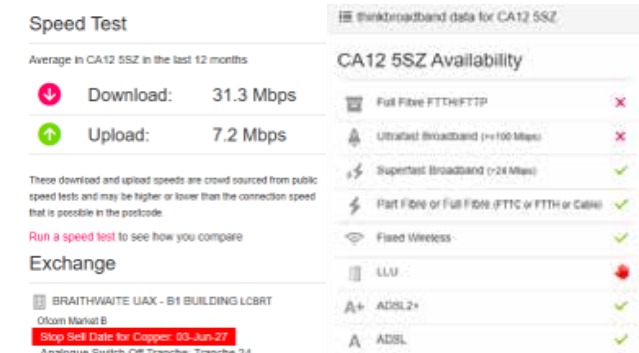
Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds along with directly contacting their provider. Please see further information provided by signal checker for the postcode:-



Broadband

With regards to Broadband please see indicative information for this based on information from thinkbroadband.com website and based on using BT as a provider ONLY.



Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

Parking

The property benefits from driveway parking.

Restrictions

The Property is not understood to have the following restrictions lease restrictions/listed building/permitted development restrictions/restrictive covenants/Tree Preservation Orders. The Property is within the Lake District National Park.



Rights of way

The Property is not understood to have the following restrictions footpath/bridleway/restricted byway/byways open to all traffic.

Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property.

Property accessibility/adaptions

The property can be accessed from the main parking area.

Solicitor

FAO: Shaun Martin
Scott Duff & Co
40 King Street, Penrith, Cumbria CA11 7AY
01768 865551
Shaun.martin@scottduff.co.uk

Important Notes

Interested parties should register their interest and any proposals should be submitted to sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 0QT. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

All offers should be submitted to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Particulars and misrepresentation These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

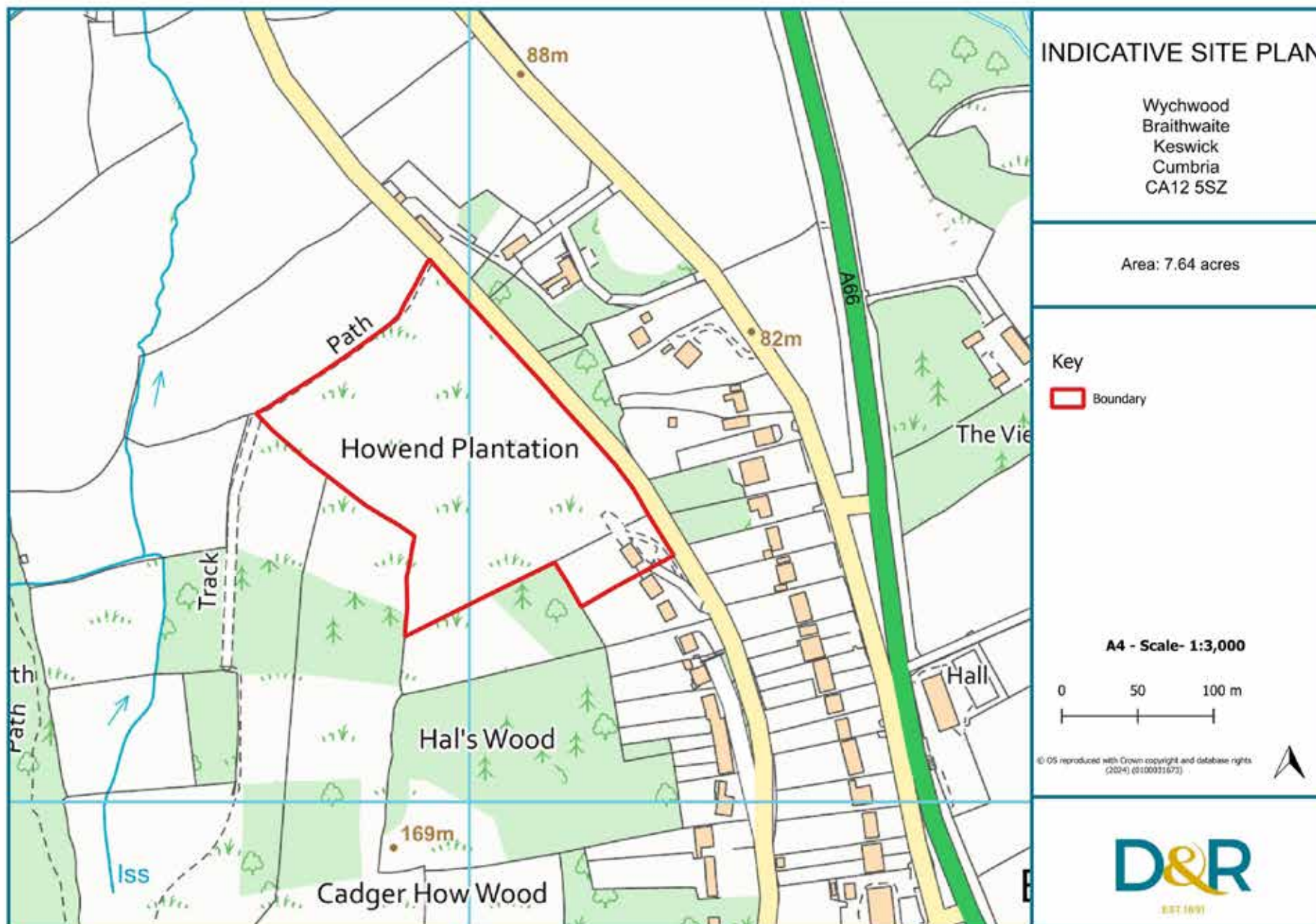
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photos taken - June 2026
Particulars prepared - June 2026





**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

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