BRACKENBURN, MANESTY, KESWICK
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An important slate built detached house with exquisite, landscaped gardens, occupying an elevated position overlooking Derwentwater.

Keswick 5 miles • Penrith/M6 22 miles • Carlisle 41 miles • Newcastle 96 miles
Edinburgh 139 miles • Manchester 120 miles

Accommodation
Sitting room, dining room, study, kitchen, conservatory, four bedrooms and three bathrooms

Extensive gardens, double garage with loft over

Carlisle office
64 Warwick Road, Carlisle
Cumbria CA1 1DR
t 01228 546400
carlisle.sales@savills-smithsgore.co.uk
savills-smithsgore.co.uk
Situation
Lying towards the southern tip of Derwentwater, within the Lake District National Park, Brackenburn enjoys an idyllic situation on Catbells amidst dramatic countryside yet is 5 miles from the thriving market town of Keswick.

The innumerable attractions of the Lake District are all within easy reach, beyond which can be found the delights of the North Pennines Area of Outstanding Natural Beauty, Northumberland National Park, the North Yorkshire Dales and the Scottish Borders. For the commuter the M6 A66 and A69 provide links throughout the region complemented by international airports Newcastle Upon Tyne, Edinburgh and Liverpool/Manchester. The West Coast mainline railway provides a frequent, direct service to London Euston.

The Property
Brackenburn was the former home of Sir Hugh Walpole, a prolific author who lived at the house for over 20 years until 1941. He described it as “this enchanted place, this paradise on Catbells” and it was visited by many other literary fellows including Beatrix Potter and J.B.Priestley. It occupies an elevated position overlooking Derwentwater, surrounded by gardens extending to 0.97 acres, with the gardens having been featured in The English Garden and have been open to the public under The National Gardens Scheme. The house has been sensitively remodelled and is appointed to a high standard with beautiful carpentry and enjoys an abundance of natural light. The principal rooms enjoy views over the lake and/or the gardens, with Catbells fell forming a dramatic backdrop. The four reception rooms are complemented by four bedrooms and three bathrooms with the potential to create a private master suite, if desired. The addition of the Amdega conservatory brings both the garden and the lake into view and creates a most versatile space. The accommodation is centred round a split level hallway and landing presenting a most welcoming first impression and
an ideal area when entertaining on a grand scale. The gardens have an abundance of natural and man-made water features including Brackenburn which flows over numerous waterfalls towards the northern boundary. There is also a double garage with useful storage loft over and oil-fired central heating throughout.

Accommodation
A storm porch with slate flooring and bench seating leads through a lancet, part-glazed doorway to the impressive entrance hallway which is flooded with natural light via a large dormer window. A cloakroom/WC leads off which also provides access to a boot room with external doorway. The sitting room has spectacular views over Derwentwater via a bay window and arch window, both with seating to take full advantage of the breath-taking scenery. There are French doorways leading out to the gardens and an open grate with slate fireplace and hearth. Adjoining is a study with similar views and fitted book/display shelving. The dining room again has French doorways leading out to the gardens and a connecting doorway through to the kitchen. Refitted in 2011 with Bulthaup units, the kitchen provides a comprehensive range of units surmounted by slate worktops with inset Belfast sink and a black two oven Aga. There are integrated Meile appliances including refrigerator and freezer, dish washer and combination microwave oven/grill. Slate flagstones flow throughout and there is space for breakfast table and chairs. Glazed double opening doors lead through to a beautiful Amdega conservatory which captures the full colour and splendour of the gardens.

To the first floor is a master bedroom with dual aspect and captivating views over Derwentwater and the beautifully landscaped gardens. It has built-in wardrobe units and access to the roof void. There is a further double bedroom again with built-in furniture and windows to either hand, with both rooms being served by a family bathroom which has a white suite comprising a whirlpool bath and a separate shower cubicle. (Please note that there is a doorway leading from the landing to the above rooms creating complete privacy if they are utilised as a full master suite.) The guest suite is a generous double room with double-opening French doors extending out to the rear gardens. It has an en-suite shower/WC and built-in wardrobe units. The third bedroom also has an en suite shower/WC, built-in wardrobe units and pleasant views over the gardens.

Externally
The property is approached through double opening gates leading over a granite sett driveway up to the entrance and garage. The double garage has twin sliding wooden doors and a most useful loft storage over, having light and power connected.

The gardens have been quite beautifully landscaped incorporating a spectacular variety of plants and shrubs with breath-taking views over Derwentwater and the backdrop of Catbells. To the northern side of the gardens is Brackenburn which flows down waterfalls and under the driveway creating a most delightful and restful feature, with three crossing points at various stages. The gardens are interspersed with a maze of walkways and steps which meander through the carefully planted sections. An Amdega summerhouse provides a mesmerising view over the lake, with a natural stream adjoining which babbles through the shrubbery and culminates in an ornamental garden pond. Adjoining the sitting room is a laid lawn with steps leading up, flanked by well stocked borders, to a circular pond and small fountain which can be viewed from the conservatory.

The gardens extend down towards the road with a wonderful further selection of shrubs and it is little wonder that all of the hard work has been recognised by the National Garden Scheme.

There is external access to a small cellar providing useful storage facilities which also houses the oil-fired central heating boiler.
Services
Mains electricity is connected to the property. Water is via a private supply. Drainage is to a private septic tank.

Local Authority
Allerdale Borough Council, Allerdale House, Workington CA14 3YJ. Tel: 01900 702702

EPC Rating
Rated - E

Tenure
Freehold

Post Code
CA12 5UG

Directions
Leave the M6 at Junction 40 (Penrith). Follow the signs for Keswick (A66). Do not go into Keswick, stay on the A66 and you will arrive at a roundabout. Continue straight across the roundabout staying on the A66 heading towards Cockermouth. Take the second turning on the left after the roundabout signposted to Portinscale and Grange, which in turn brings you into Portinscale village. Continue following the signs for Grange, you will go over a cattlegrid and through two sharp hairpin bends which brings you up behind the lake. Continue along this road until you eventually come to Brackenburn on the right hand side. The property is approximately 3.5 miles from the A66.

Viewing
Strictly by appointment with Savills-Smiths Gore, 64 Warwick Road, Carlisle, Cumbria CA1 1DR. Tel: 01228 546400

Date of Information
Particulars prepared – September 2015
Photographs taken – May 2012
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