

HACKNEY & LEIGH

Bassenthwaite

Offers over £895,000

Silver Trees, Bassenfell, Bassenthwaite, Keswick, CA12 4RL

A rare opportunity to acquire a most impressive substantial detached four bedroom bungalow occupying a magnificent 0.8 acre idyllic site with fell views and beautifully mature surrounding gardens.

Silver Trees nestles in a highly desirable private residential location within the enchanting grounds of a former period mansion house located approximately seven miles from Keswick, six miles from Cockermouth and one mile from Bassenthwaite village.

Bassenthwaite provides a primary school, church and public house. Other nearby facilities include Bassenthwaite Lake and sailing club, Bassenthwaite Lake Station cafe and a first class leisure complex at Armathwaite Hall hotel. Numerous fell walks are close by including Skiddaw and Ullock Pike.

4	2	1	TBC	Superfast Broadband Aavailable	4

Quick Overview

- Most impressive substantial detached bungalow
- Magnificent 0.8 acre idyllic site nestling in the enchanting grounds of a former mansion
- Beautifully mature surrounding gardens and fell views
- Highly desirable private residential location
- Seven miles from Keswick and six miles from Cockermouth
- Four bedrooms and two bath / shower rooms
- Living room / dining room and dining kitchen
- Double garage

Property Reference: KW0558



Living Room



Living Room



Dining Room



Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall
With radiator, built in cupboard.

Living Room
With large floor to ceiling picture windows optimising the view over the front garden and capturing the evening sunsets, feature Buttermere slate wall including raised fireplace, radiator, open archway to the dining room.

Dining Room
With radiator.

Dining Kitchen
With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, microwave, extractor unit, plumbing for washing machine, radiator.

Utility Room
With fitted base and wall units, access door to garage, external door.

Inner Hall
With double doors opening onto the front patio and garden, radiator, built in cupboard including water tank.

Front Bedroom One
With double doors opening onto to the front patio and garden, radiator, range of built in wardrobes.

Rear Bedroom Two
With windows to two elevations, radiator.

Rear Bedroom Three
With radiator, built in cupboards.

Rear Bedroom Four
With radiator, built in cupboards.

Shower Room
With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail, built in cupboard.

Bathroom
With WC, wash hand basin, sunken bath, ceramic wall tiling, heated towel rail.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Outside:

Extensive 0.8 acre site approached by a private entrance road and comprising driveway, on-site parking area, beautifully mature surrounding gardens comprising sweeping lawns, a variety of stocked and shrubbed borders, numerous specimen trees, paved patios, oil tank. There is a right of way over the front part of the driveway to provide access to the neighbouring field.

Double Garage

With electric light and power.

Services

Mains water, electricity and drainage. Oil central heating.

Tenure

Freehold.

Council Tax

Band G.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Keswick proceed west of the A591 heading towards Bassenthwaite. At the crossroads by the Castle Inn turn right where sign posted to Ireby and the private entrance road leading to the property is the first turning on the right. Continue ahead to the end of the entrance road and Silver Trees is the last dwelling located on the left.

What3words

///prevented.banks.plump

Price

Offers over £895,000 are invited for consideration.

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).



Bedroom One



Bedroom Two



Front Garden



Front Garden

Request a Viewing Online or Call 01768 741741

Meet the Team

Nick Elgey
Sales Manager & Property Valuer

Tel: 017687 41741
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Simon Bennett
Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Dawn Branson
Sales Team

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Sue Jackson
Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



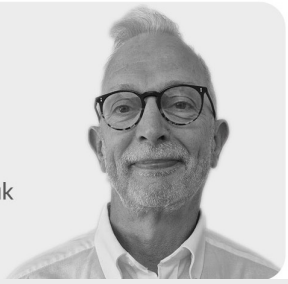
Angela Bell
Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Chris Houghton
Viewing Assistant

Tel: 017687 41741
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01768 741741 or request online.

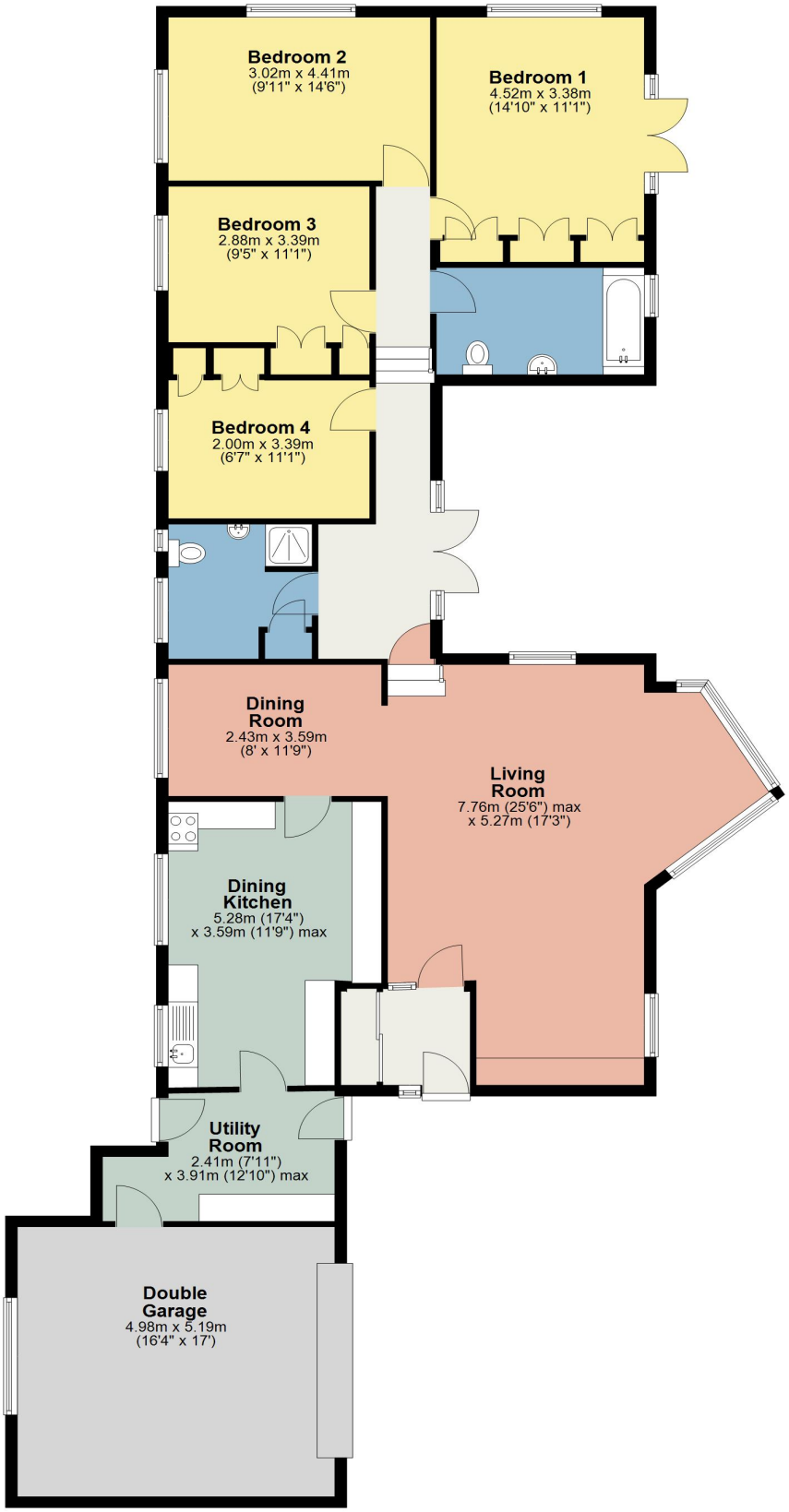


Need help with **conveyancing**? Call us on: 01539 792032

Can we save you money on your **mortgage**? Call us on: 01539 792033

Ground Floor

Approx. 177.1 sq. metres (1906.4 sq. feet)



Total area: approx. 177.1 sq. metres (1906.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

Silver Trees, Bassenfell, Bassenthwaite, Keswick

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 03/06/2026.

Request a Viewing Online or Call 01768 741741