

HACKNEY & LEIGH

Embleton

Offers in the region of £295,000

4 How End Cottages, Embleton, Cockermouth, CA13 9XX

A most appealing end terrace cottage enjoying a pleasant rural setting in Embleton village with delightful fell views and providing immaculately presented accommodation equally suitable for use as a primary home, recreational second home or for lucrative holiday rentals.

Embleton is located off the A66 within the Lake District National Park under four miles from Cockermouth and nine miles from Keswick. The village amenities include a public house, regular bus routes and a leisure spa with gym.

Quick Overview

Most appealing end terrace cottage
Pleasant rural setting in Embleton village
Under four miles from Cockermouth and nine miles from Keswick
Delightful fell views
Immaculately presented accommodation
Three bedrooms and two shower rooms
Living room, garden room or dining room and fitted kitchen
Lawned garden
Garage and on-site parking spaces
Equally suitable as a primary home, recreational second home or for lucrative holiday rentals

Property Reference: KW0574

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Living Room



Living Room



Kitchen



Garden / Dining Room

Accommodation

Ground Floor:

Entrance Porch

Kitchen
With fitted base and wall units, breakfast bar, sink with mixer tap, extractor unit, Flavel range cooker, integrated fridge and freezer, washing machine, dishwasher.

Inner Hall
With under stairs cupboard.

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

Living Room
With multi fuel stove in recessed tiled hearth, glazed panelled double doors leading to the dining room.

Garden Room or Dining Room
With windows to three elevations, external door.

First Floor:

Landing

Bedroom One
With built in wardrobes.

En-suite Shower Room
With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

Bedroom Two

Bedroom Three

Outside:
On-site parking area, lawned garden with stocked and shrubbed borders, decked terrace, garage, shed.



Living Room



Kitchen



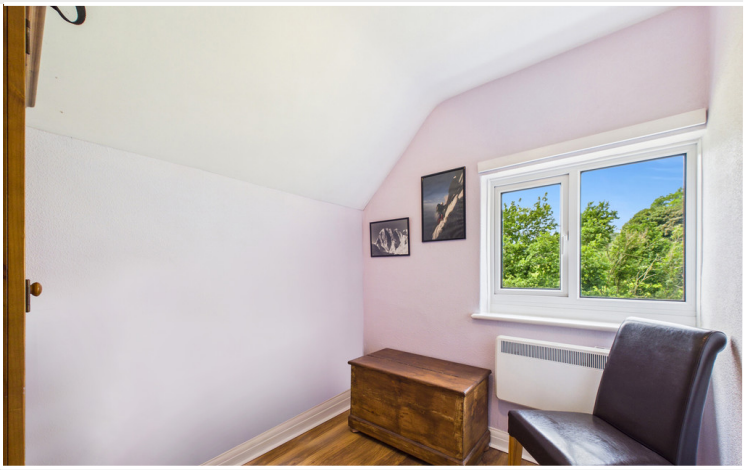
Garden / Dining Room



Bedroom One



Bedroom Two



Bedroom Three

Services

Mains water and electricity. Electric heating. Septic tank drainage newly installed in June 2025.

Tenure

Freehold.

Council Tax

Band B.

Directions

From Cockermouth proceed east on the A66 towards Keswick and after approximately four miles take the left turn sign posted to Embleton and then turn right. Continue ahead into Embleton for approximately one mile and the entrance lane to the property is located on the right opposite The Old Wesleyan Chapel.

What3words

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Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £295,000 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 (inc. VAT) per individual or £50 (inc. 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 (inc. VAT).



Front Elevation



Garden



Garden



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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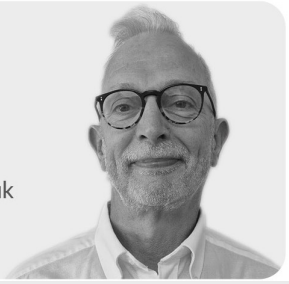
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Viewings available 7 days a week including evenings with our dedicated viewing team
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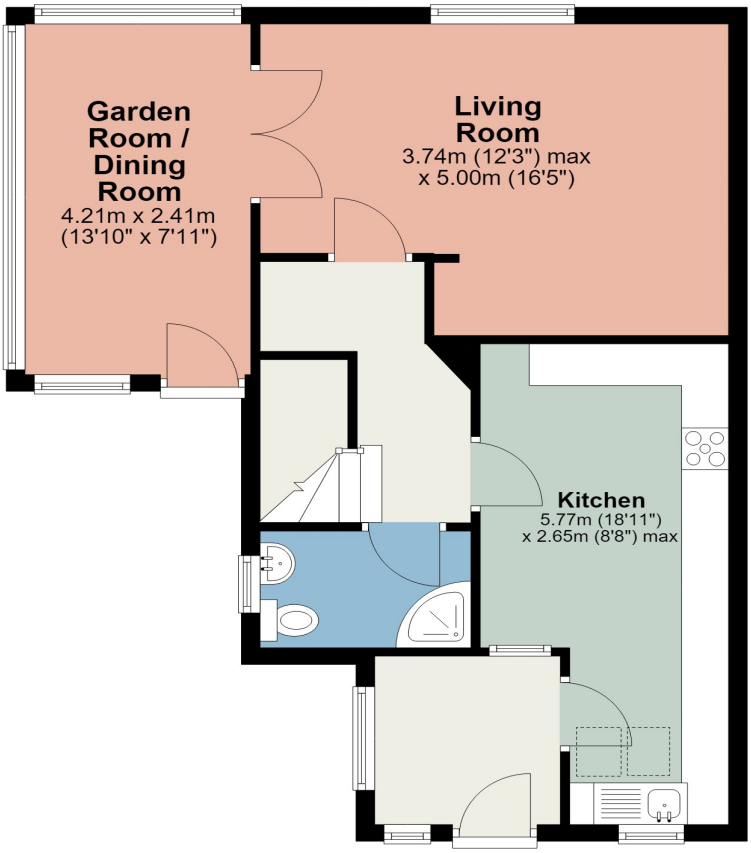


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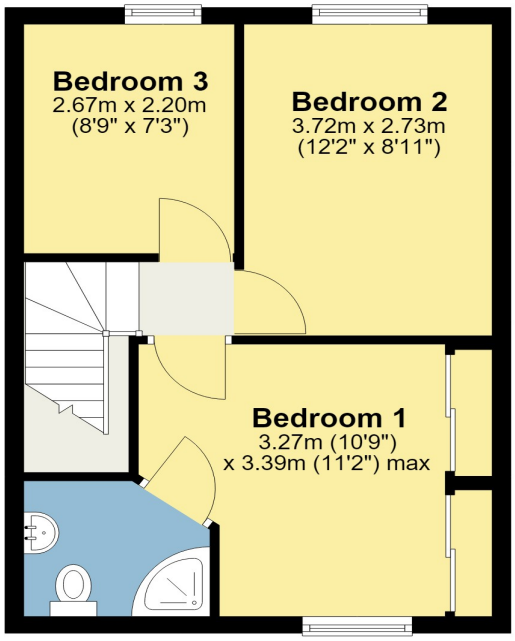
Ground Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 91.1 sq. metres (981.1 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.

4 How End Cottages, Embleton, Cockermouth

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