

# PFK

Ingledene, Embleton, Cockermouth, Cumbria CA13 9XP

Guide Price: £510,000









## LOCATION

Situated within the Lake District National Park on the edge of the rural village of Embleton, enjoying far reaching views across the valley to Sale Fell, Ling Fell and Skiddaw. Excellent transport links are available nearby with the A66 being the main road from the M6 motorway at Penrith to the west coast employment hubs, Cockermouth and Keswick. The property location also benefits from being on the main Penrith-Keswick-Cockermouth-Workington bus route.

## PROPERTY DESCRIPTION

Ingladene is a spacious three bedroom detached, enjoying flexible living spaces, a large garden with views towards the fells and a prominent position on the edge of a popular Lake District village, with easy access to both Cockermouth and Keswick.

The accommodation is light and airy feeling throughout, with high ceilings, an abundance of character, and a south facing aspect means that the property receives sun throughout the day. Comprising large lounge with bay window, open plan living dining kitchen with a newly installed kitchen, island unit, brick built fireplace and multi fuel stove, conservatory, main bedroom with en-suite shower room, two further double bedrooms and a newly installed three piece bathroom.

Externally the property enjoys large wrap around gardens with a variety of lawns, patio seating areas, mature trees, shrubbery and perennials, a large two storey double garage comes complete with a flexible usage room above, and ample off road parking completes this fantastic home.

## ACCOMMODATION

### Entrance Porch

Accessed via wooden external front door with stained glass inserts. With checkerboard style flooring and part glazed door into the hallway.

### Hallway

Stairs leading up to the first floor landing with understairs storage cupboard, telephone and broadband points and laminate flooring.

### Living Room

3.67m x 5.86m (12' 0" x 19' 3") A dual aspect reception room with bay window enjoying views towards Sale and Ling fells, picture rail, electric fire in tiled hearth and surround, space for three piece suite and lounge furniture.

## Open Plan Living/Dining/Kitchen

7.06m x 6.85m (max) (23' 2" x 22' 6") A light and airy, L shaped room with bay window enjoying views towards Sale and Ling fells.

The kitchen area is fitted with a range of wall and base units in a contemporary grey finish, with complementary granite effect work surfacing and subway tiled splashbacks, incorporating composite sink and drainer unit with mixer tap. Integrated appliances include four burner countertop mounted ceramic hob with extractor over, separate electric oven, grill and microwave, dishwasher and fridge. Matching island unit with dining space for three, brick built fireplace with multifuel stove, TV point, exposed floorboards and glazed double doors giving access into the conservatory.

## Conservatory

3.46m x 3.36m (11' 4" x 11' 0") A triple aspect room enjoying views towards Sale and Ling fells, quarry tiled flooring and doors giving access out to the garden.

## FIRST FLOOR LANDING

With built in storage cupboard, front aspect window with views towards Sale and Ling fells, doors giving access to the first floor rooms.

## Bedroom 1

5.52m x 3.64m (18' 1" x 11' 11") A front aspect, large double bedroom.

## Ensuite Shower Room

1.82m x 1.45m (6' 0" x 4' 9") Fitted with a three piece suite comprising corner shower cubicle with electric shower, WC and wash hand basin, tiled walls and flooring.

## Bedroom 2

3.06m x 3.62m (10' 0" x 11' 11") A front aspect double bedroom with views towards Sale fell, Ling fell and Skiddaw.

## Bedroom 3

3.62m x 2.86m (11' 11" x 9' 5") A rear aspect double bedroom with picture rail.

## Bathroom

2.51m x 2.30m (8' 3" x 7' 7") Fitted with a three piece suite comprising bath, WC and wash hand basin in built in vanity unit, tiled walls and flooring, vertical heated towel rail, loft access hatch and rear aspect window.

### EXTERNALLY

## Gardens and Parking

Ingledeane sits within a substantial plot accessed via a private gravelled driveway, providing offroad parking for several vehicles and leading to the double garage. Large lawned and patio seating areas wrap around the property, with a wide variety of mature trees, shrubbery, perennials and raised beds, wooden storage shed and block paved rear courtyard.

## Garage

A two storey double garage with room over (6.41m x 7.29m (21' 0" x 23' 11)) with power and lighting, which is accessed from external steps to the rear.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is F.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### SALE DETAILS

Mains electricity, water and drainage. LPG central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

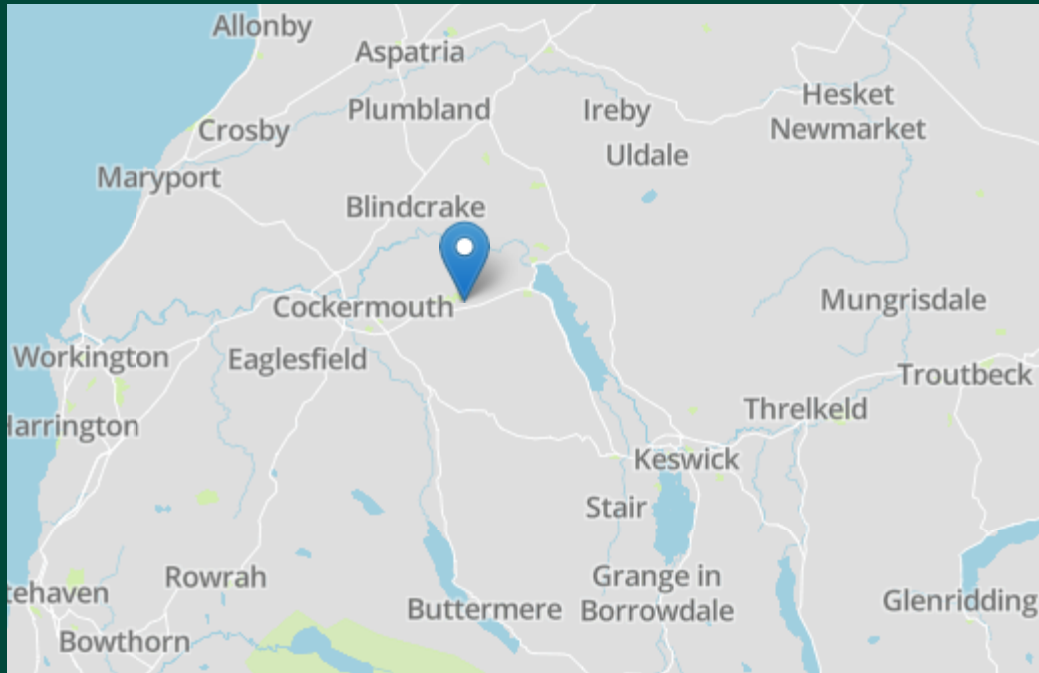
Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Cocker mouth Main Street, head up Castlegate Drive, past the secondary school and continue on towards Embleton. Proceed into Embleton and after approx 100 yards the property can be found on the left hand side.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	26	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	