

# Cumbrian Properties

## 4 Station Terrace, Embleton



**Price Region £375,000**

**EPC-D**

Period property | Desired hamlet location  
Newly fitted kitchen | 4 bedrooms | 1 bathroom  
Ideal holiday home | Lake District National Park

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## 2/ 4 STATION TERRACE, EMBLETON

A fabulous, four bedroom, period property, with a cottage garden, situated in the highly desirable hamlet of Embleton, within the Lake District National Park only 5 minutes drive from Cockermouth and 12 minutes drive of Keswick. This charming property is set out over three floors and briefly comprises vestibule, entrance hall, dining lounge, recently fitted kitchen and rear porch. To the first floor there are three bedrooms and bathroom. Bedroom 4 is located on the second floor, with an abundance of natural light flooding in through the Velux windows. Externally, the property benefits from a front forecourt and a detached cottage garden to the rear which provides a lovely, secluded area which (subject to the relevant planning permission) could be utilised in a number of ways.

The property has been a wonderful holiday home alongside many successful bookings through Airbnb. Sold with the benefit of no onward chain.

The oil central heated accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Glazed door into the entrance hall.

**ENTRANCE HALL** Radiator with cover, exposed varnished floorboards, staircase to the first floor and door to dining lounge.

**DINING LOUNGE (23' max x 11' max)** Inset fireplace housing a wood burning stove on a slate hearth, UPVC double glazed fully functioning sash window to the front, two radiators, window to the rear porch, picture rail, decorative coving, two ceiling roses and door to kitchen.



DINING LOUNGE

### 3/ 4 STATION TERRACE, EMBLETON

**KITCHEN (19'3 max x 7'3 max)** Recently fitted kitchen with wooden worksurfaces incorporating Range style cooker with five ring electric hob and extractor hood above, plumbing for washing machine, dishwasher and space for American style fridge freezer. Radiator with cover, wood effect flooring, understairs storage area, and door to the rear porch. UPVC double glazed window to the rear with lovely views across the gardens to the fells and also Cockermouth Golf Course up the hill which is less than half a mile away.



KITCHEN

**REAR PORCH** Worcester boiler, wooden flooring, windows to the side and door to the rear.

### **FIRST FLOOR**

**SPLIT LEVEL LANDING** Doors to bedrooms and bathroom, radiator with cover, understairs storage cupboard, door and staircase the second floor.

**BEDROOM 1 (14' max x 11' max)** UPVC double glazed fully functioning sash windows to the front with lovely views towards the fells, radiator, wooden flooring and feature fireplace (decorative purpose only).



BEDROOM 1

**BEDROOM 2 (12' x 8')** UPVC double glazed fully functioning sash window to the rear, radiator and fitted wardrobes.

#### 4/ 4 STATION TERRACE, EMBLETON



BEDROOM 2

**BEDROOM 3 (10' x 7'4)** UPVC double glazed sash window to the rear, Velux window and radiator.



BEDROOM 3

**BATHROOM (9' x 4'8)** Three piece suite comprising low level WC, pedestal wash hand basin and shower above a freestanding roll top bath with claw feet. Tiled splashbacks, tiled flooring, radiator and UPVC double glazed frosted window to the side.



BATHROOM

#### **SECOND FLOOR**

**LANDING** Door to bedroom 4.

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**BEDROOM 4 (16' max x 13'4 max)** Apex ceiling, Velux window, radiator and under eaves storage.

**OUTSIDE** Low maintenance courtyard garden to the front laid to stone chippings. A path to the rear of the property leads to a detached, secluded, cottage garden.

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band C.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

