



1 HOW CLOSE EMBLETON | COCKERMOUTH | CA13 9YA

PRICE £210,000







## SUMMARY

Cute as a button, this charming semi detached cottage has been recently renovated and sits on the outskirts of the village with views to the rear of Sale Fell. Keswick, Cockermouth, The Lakes Distillery, Bassenthwaite Lake Station Cafe, and the Lakes Wildlife Park are all in easy reach making this perfect for a Lake District holiday property or a main residence. The accommodation includes a modern kitchen, living room, dining room, stylish ground floor bathroom and two first floor bedrooms. Access via the adjacent bike store leads to a super cottage style garden at the rear and there is parking available outside off the road. A wonderful little cottage and one sure to be snapped up fast!

EPC band D

## GROUND FLOOR LIVING ROOM

A wooden front door leads into living room with double glazed window to front, double glazed window to side, radiator, slate fireplace with electric stove effect fire, door to under stairs cupboard, door to dining room.

## DINING ROOM

Double glazed uPVC window to rear, stairs rising to first floor, double radiator, door to kitchen

## KITCHEN

Stable style door to front, double glazed window to side, recently fitted in a range of base and wall mounted units with wood effect work surfaces, electric hob with oven and extractor, single drainer sink unit, space for washing machine and fridge, double radiator, wood style flooring, door to bathroom

## BATHROOM

A generous ground floor bathroom with double glazed window to side and rear, panelled bath with mixer tap and electric shower over and tiled splash areas, hand wash basin in vanity unit, low level WC, double radiator, wood style flooring, extractor fan, chrome electric heated towel rail.

## LANDING

Loft access, door to both bedrooms.

## BEDROOM 1

Double glazed uPVC window to rear with a views to Sale Fell and Ling Fell, double radiator, door to storage cupboard over stairs .

## BEDROOM 2

An L-shaped room with double glazed uPVC window to front, double radiator.



## EXTERNALLY

At the front, an enclosed gated yard gives access to kitchen and double doors open into a useful store, perfect for bikes or garden equipment and including the oil tank. A personal door to the side leads into rear garden past a concrete side garden area with external mounted boiler. The rear garden is generous in size and is planted in a cottage style with mature plants and bushes plus a slate rustic seating area.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

[cockermouth@lillingtons-estates.co.uk](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: B

Tenure: Freehold

Services: Mains water and electric are connected, Oil central heating, Private drainage via shared modern waste water treatment plant

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 23Mbps. No Superfast available

Known mobile reception issues: 3 network limited outdoors else ok. O2 also has reception indoors, other providers may be limited.

Planning permission passed in the immediate area: small selection of new homes being built in field behind the house

The property is not listed

## DIRECTIONS

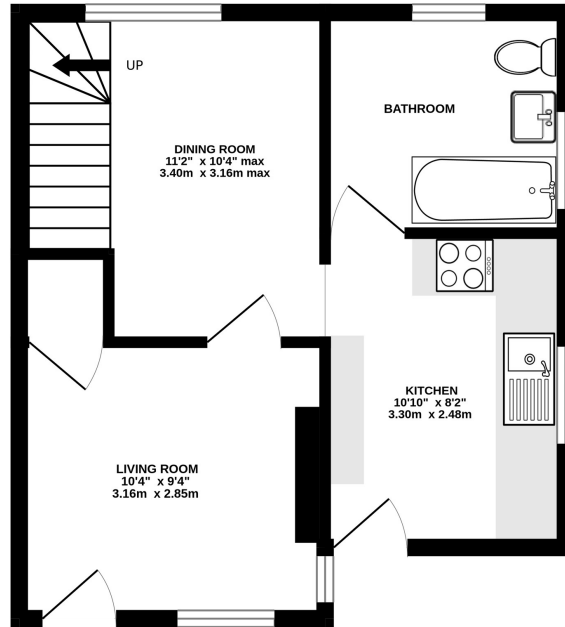
From Cockermouth head along the A66 towards Keswick and turn left at the first sign for Embleton. At the T-junction turn right and proceed through the village passing the pub. The property will be located on the right hand side almost opposite Caterite Catering Supplies. Satnav postcode CA13 9XY



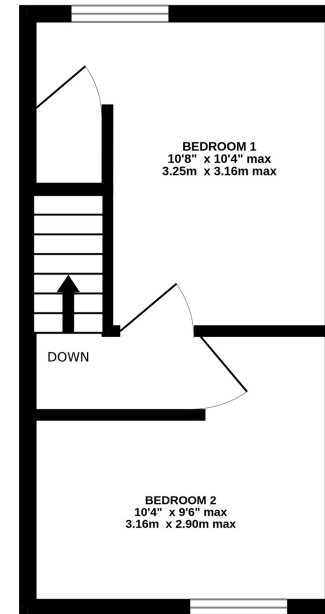




GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
208 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.