

FIELD SIDE, EMBLETON,  
COCKERMOUTH



# Fieldside, Embleton, COCKERMOUTH, Cumbria, CA13 9YP.

## Brief Résumé

Immaculately presented and realistically priced extended detached bungalow set in exceptional, well-established grounds in a fabulous position within the Lake District National Park. Splendid views and easy access to the A66 to Cockermouth, Keswick, and Penrith.

## Description

Fieldside is a fine detached bungalow set in lovely grounds with superb views from the rear garden. Nestled between Ling Fell and Sale Fell in a peaceful village location near the stunning Bassenthwaite Lake, the village itself is conveniently located approximately mid-way between Keswick and Cockermouth, two market towns offering a vibrant choice of facilities and amenities. This ready to move into, single-level accommodation is well-proportioned, offering a superb degree of comfort and style, and would be suitable for either permanent family living or holiday accommodation, with fabulous walks from your doorstep. There is oil-fired central heating, uPVC double glazing, stunning modern kitchen with integral appliances and utility room extension, luxury bathroom, separate WC with vanity units and accommodation briefly comprising, but not limited to: entrance hallway, L-Shaped lounge/dining room with log burner and part polished solid oak flooring to the dining area, fitted kitchen/breakfast room in light grey with base and drawer units, three good-sized bedrooms with the master bedroom and bedroom three having fitted wardrobes. To the rear is a uPVC conservatory with triple aspects enjoying all day sunshine and lovely views of the rear garden. There is double gated access from the main street with access to the extensive driveway with parking for several vehicles and access to the front entrance door and garage. There is an established hedge giving privacy to the front lawned gardens with plants and shrubs extending to the south-side of the property where there is further gardens and a large greenhouse. To the northside of the bungalow is further gated access to a side garden with log store, which in turn could be utilised as a carport. From here is a shed for garden storage, oil tank and seating areas with super views over surrounding open fields. To the rear of Fieldside is a large garden with further established plants, shrubs and trees and a separate access to another garden area which our client is currently using as a chicken run. The flagged rear patio is accessed via the conservatory and utility room. There is rear pedestrian door access to the attached garage which has light and power, electric up'n'over door, floor-mounted oil-fired boiler, and WC (Two-piece).



## Directions

From Keswick head west onto the A66 towards Cockermouth to the Wythop Mill-Embleton Crossroad (Embleton on the right-hand side of the road). Turn left and follow the road for approximately half a mile and the property is on the first bungalow on the left-hand side.

## Accommodation:

### Entrance Hallway

Entrance door. Wood laminate flooring. Storage cupboard. Steps down to Lounge/Dining Room. Open doorway to Kitchen. Doorway to Inner Bedroom Hallway.

### L-Shaped Lounge/Dining Room

Two windows. Log burner. Three radiators. Open doorway to Kitchen. French doors to:



### uPVC Conservatory

Triple aspect views. Two radiators. External door to rear patio.

### Kitchen/Breakfast Room

Window. Base and drawer units. One wall unit. Electric oven. Electric hob. Extractor fan. Microwave. Sink with mixer tap. Radiator. Towel rail. Door to:

### Utility Room

Two windows. Tall cupboard. Worktop. Plumbing for washing machine. Door to rear patio.

### Master Bedroom

Window. Three double wardrobes. Radiator.

### Bedroom Two

Window. Radiator.

### Bedroom Three

Window. Wardrobe. Airing cupboard housing hot water tank. Radiator. Currently used as a study.

### Bathroom

Window to Utility Room. Bath. Shower cubicle. Wash basin.

### WC

Window. WC. Wash basin.

### Garage

Up'n'over door. Light and power. Floor-mounted boiler. Door to:

### WC

WC. Wash basin.



**Externally**

Driveway for several vehicles extending to garage and entrance door. Well stocked and established gardens front side and rear. Some lawn to front and rear. Fine views from the rear garden.

**Services**

Mains electric, water and drainage connected, but not tested by Edwin Thompson Property Services Ltd. Central heating and hot water provided by the oil-fired boiler in the utility room. Hot water tank in airing cupboard in Bedroom Three.

**Mobile phone and Broadband services**

**CA13 9YP Mobile Signal**

		Voice	3G	4G	5G
<b>Three</b>	Indoor	x	x	x	x
	Outdoor	x	x	x	x
<b>Vodafone</b>	Indoor	✓	✓	✓	x
	Outdoor	✓	✓	✓	x
<b>O2</b>	Indoor	x	x	✓	x
	Outdoor	✓	✓	✓	x
<b>EE</b>	Indoor	✓	⦿	✓	x
	Outdoor	✓	✓	✓	x

✓ Good Coverage   ⦿ You may experience problems   x No coverage  
5G   x Not yet available in this area

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website



**CA13 9YP Broadband**

FTTH/FTTP	x
Ultrafast Broadband (>=100 Mbps)	x
Superfast Broadband (>24 Mbps)	x
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	x
ADSL2+	✓
ADSL	✓

⬇ Download: 4.3Mbps

⬆ Upload: 0.5 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

**Agent's Note**

Appliances included, mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

**Council Tax**

The Allerdale Borough Council website identifies the property as being within Band 'D', and the Council Tax payable for the year 2022/23 as being £2,025.60.



**Offers**

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

**Viewing**

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3157865



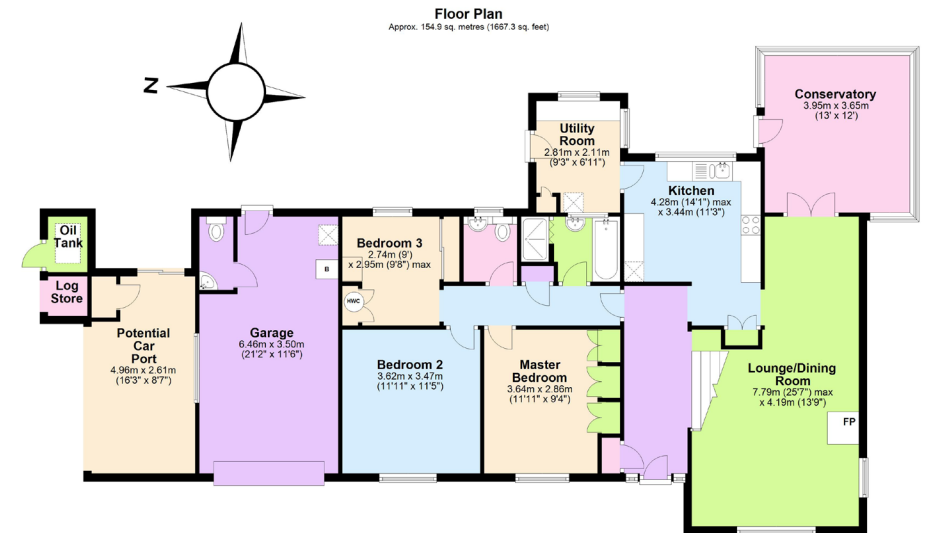
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# Edwin Thompson



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36   F	
1-20	G		



Total area: approx. 154.9 sq. metres (1667.3 sq. feet)

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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