



## Embleton

Offers in the region of £625,000

Old Wesleyan Chapel, Embleton, Cockermouth, CA13 9YA

A unique opportunity to acquire a converted late Victorian former Wesleyan Chapel which now provides a substantial detached four bedroom house occupying an extensive 0.75 acre site and retaining a range of original characterful features including lancet topped leaded windows with stone surrounds, wood panelling, exposed beams and an ecclesiastical pipe organ.

Embleton village is located off the A66 within the Lake District National Park under four miles from Cockermouth and nine miles from Keswick.

### Quick Overview

Converted former Wesleyan chapel  
dating from 1863

Total site comprising approximately  
0.75 acre

Characterful original features

Four double bedrooms

Five bath / shower rooms

Living room, garden room and large  
entertaining room

Fitted kitchen / diner and utility room

Extensive gardens and on-site parking



4



5



2



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Standard  
17Mbps



4

Property Reference: KW0395





Living / Entertaining Room



Bedroom Two



Bedroom One



Garden Room

## Accommodation

### Lower Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Bedroom One

With windows to two elevations, radiator.

#### En-suite Shower Room

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

#### Bedroom Two

With radiator.

#### En-suite Shower Room

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

### Living / Entertaining Room

The former main chapel room with vaulted ceiling, exposed beams, five lancet topped stone surround church windows with leaded detail, panelled walls, original pipe organ, convector heater, built in cupboards.

### Bathroom

With WC, wash hand basin, corner bath, ceramic wall tiling, heated towel rail.

### Rear Hall

### Workshop

With external door.

### Upper Ground Floor:

#### Living Room

With vaulted ceiling, exposed beams, stone fireplace and open fire, two radiators, lancet topped stone surround church window with leaded detail, two roof windows, double doors to the dining kitchen.

#### Kitchen / Diner

With fitted base and wall units, island unit, sink with mixer tap, ceramic wall tiling, Rayburn stove, plumbing for dishwasher, windows to two elevations, radiator, access door to staircase leading to the entertaining room.

#### Garden Room

With two radiators, external single and double doors to the rear garden, spiral staircase leading to bedroom four.

#### Utility Room

With fitted wall unit, worktop, plumbing for washing machine, radiator, WC, wash hand basin.





Living / Entertaining Room



Living Room





Living Room



Kitchen / Diner



Bedroom Three



Bedroom Four

## First Floor:

### Landing

### Bedroom Three

With sloping ceilings and restricted head room, exposed beams, three roof windows, two radiators.

### En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling.

### Bedroom Four

Approached by a spiral staircase, sloping ceilings and restricted headroom, exposed beams, windows to two elevations, roof window, two radiators.

### En-suite Shower Room

With WC, wash hand basin, shower cubicle, roof window.

## Outside:

Entrance driveway leading to the on-site parking area, surrounding gardens comprising lawns with stocked and shrubbed borders, decked terrace, paved terrace, rear courtyard, paved pathways, rear woodland.

## Services

Mains water and electricity. Septic tank drainage. LPG central heating.

## Tenure

Freehold.

## Council Tax

Band E.

## Viewing

By appointment with Hackney and Leigh's Keswick office.

## Directions

From Cockermouth town centre proceed along Castlegate Drive passing Cockermouth School and continue into Embleton village. The property is situated on the left after passing the public house.

## What3words

///slurping.built.souk

## Price

Offers in the region of £625,000.

## 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 £42.67 (incl. VAT) per individual or £36.19 (incl. 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 £120 (incl. VAT).





Living Room



Side Garden





Side Garden



View

Request a Viewing Online or Call 01768 741741



# Meet the Team

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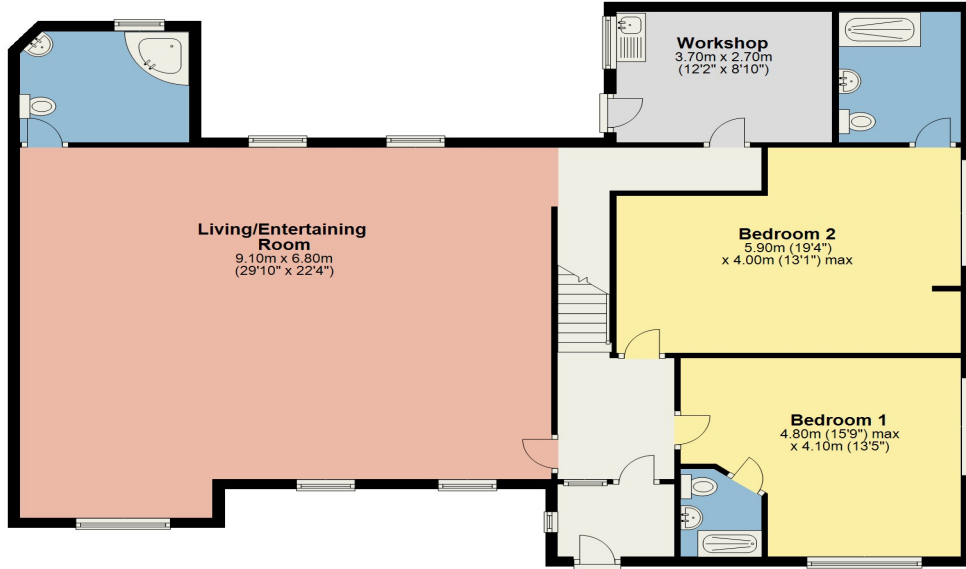
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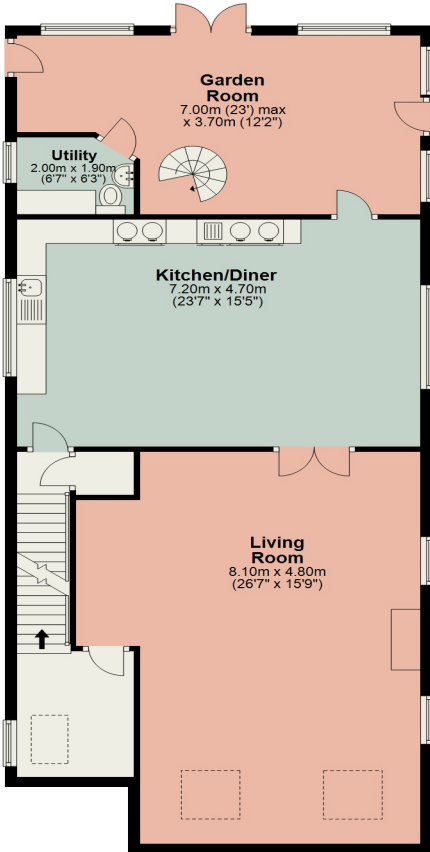
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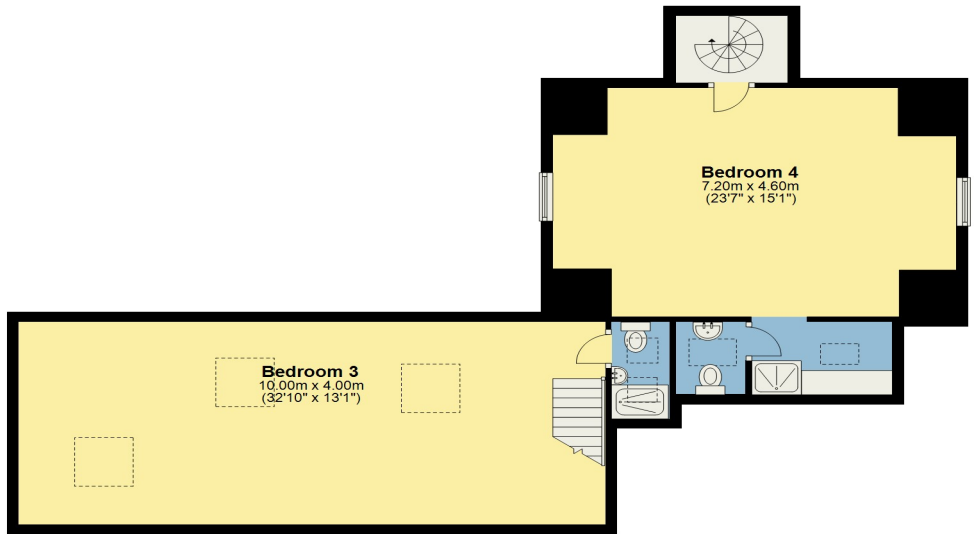
**Lower Ground Floor**  
Approx. 145.3 sq. metres (1563.7 sq. feet)



**Upper Ground Floor**  
Approx. 113.7 sq. metres (1224.3 sq. feet)



**First Floor**  
Approx. 84.5 sq. metres (909.1 sq. feet)



Total area: approx. 343.5 sq. metres (3697.2 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.

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