



## Embleton

Offers in the region of £595,000

Dale View, Embleton, Cockermouth, CA13 9YA

A substantial modern detached three bedroom bungalow providing generous accommodation with delightful fell views and impressive leisure facilities including an eight metre swimming pool in an adjacent detached building which offers potential for alternative uses subject to obtaining all necessary consents.

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

Nearby facilities include Bassenthwaite Lake and sailing club, a first class leisure complex and spa at Armathwaite Hall Hotel, Lakes Distillery, Lake District Wildlife Park, Mirehouse country house and gardens and Honister Slate Mine. Numerous fell walks are close by including Skiddaw and Ullock Pike.

### Quick Overview

Substantial modern detached bungalow  
Detached leisure building with eight metre swimming pool  
Delightful fell views  
Under four miles from Cockermouth and nine miles from Keswick  
Generous accommodation  
Three double bedrooms  
Two bath / shower rooms  
Living room and dining room  
Double garage  
Gardens and expansive on-site parking



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Standard  
Broadband  
Available



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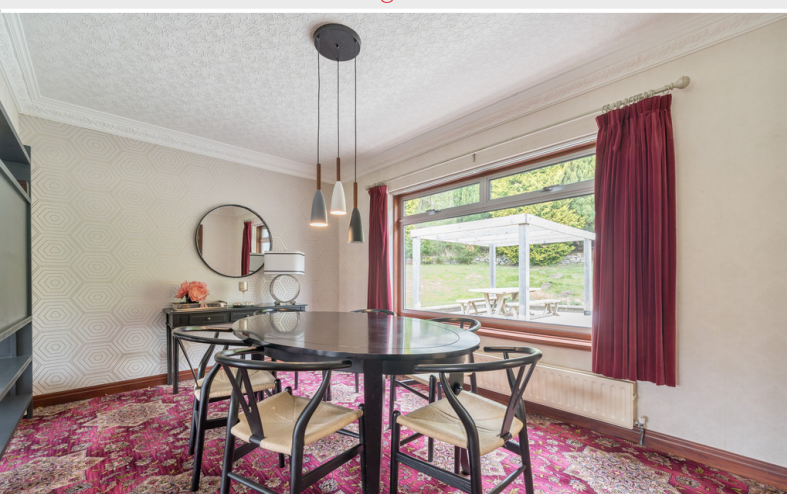
Property Reference: KW0448



Living Room



Dining Room



Dining Room



Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With two radiators, cloaks cupboard with radiator, walk in linen cupboard, access door to garage.

#### Living Room

With Lakeland slate fireplace including stove style electric fire, radiator, front patio door.

#### Dining Room

With radiator.

#### Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, dishwasher, fridge, freezer, Aga, radiator, external door.

#### Bedroom One

With radiator.

#### En-suite Shower Room

With large shower cubicle, double bowl vanity sink unit, heated towel rail, radiator, separate WC.

#### Bedroom Two

With radiator.

#### Bedroom Three

With radiator.

#### Bathroom

With WC, vanity sink unit, bath, large shower cubicle, ceramic wall tiling, radiator.

**Outside:** Tarmac driveway and rear courtyard providing expansive on-site parking, front, side and rear lawned gardens, stocked and shrubbed borders, rear paved terrace and pergola.

#### Integral Double Garage

With electric entrance door, electric light and power.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



En Suite Shower Room

### Detached Leisure Building

With conservatory, front patio doors, eight metre length swimming pool and jacuzzi, fitted base unit with sink, changing room with plumbing for washing machine, shower room with WC, sink unit, shower cubicle, radiator.

### Services

Mains water and electricity and drainage. Oil central heating.

### Tenure

Freehold.

### Rateable Value

£3,000.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Keswick proceed west on the A66 towards Cockermouth. After approximately eight miles turn right where signposted to the Castle Inn and bear immediately left. Continue ahead and upon entering Embleton the property is situated on the right after passing the Caterite building.

### What3words

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### Price

Offers in the region of £595,000 are invited.

### 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).



Bedroom One



Bedroom Two



Swimming Pool



Front View

[Request a Viewing Online](#) or Call 01768 741741

# Meet the Team

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Viewings available 7 days a week  
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# Dale View, Embleton, Cockermouth

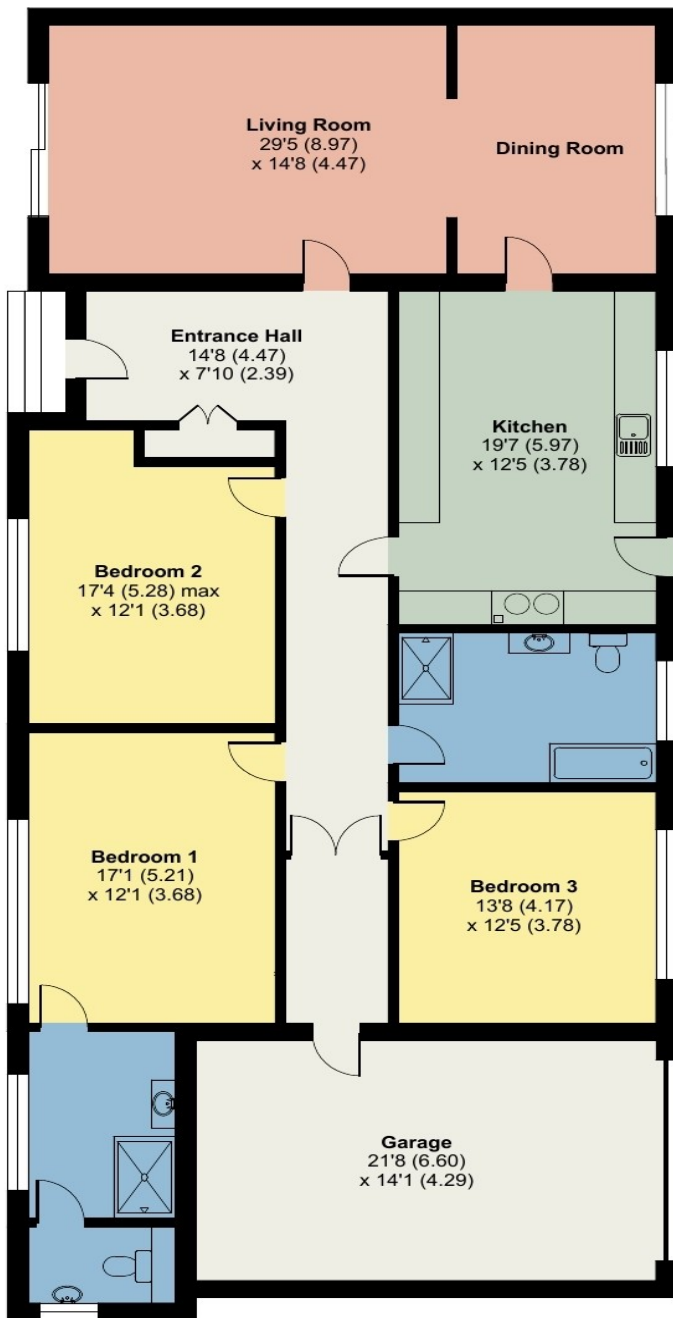
Approximate Area = 1872 sq ft / 173.9 sq m

Garage = 316 sq ft / 29.3 sq m

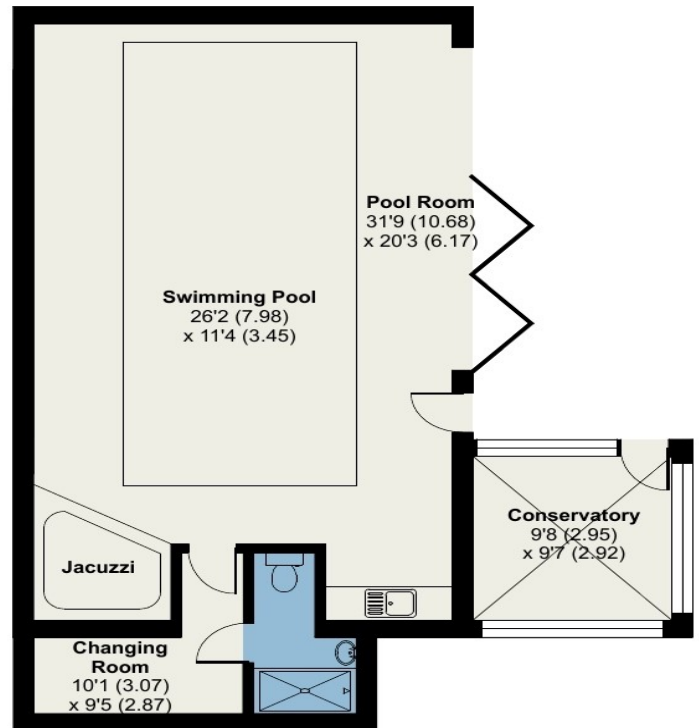
Pool House = 905 sq ft / 84.1 sq m

Total = 3093 sq ft / 287.3 sq m

For identification only - Not to scale



GROUND FLOOR



POOL HOUSE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1280572

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