



HACKNEY
& LEIGH

Embleton

Offers in the region of £395,000

3 Rakefoot Cottages, Embleton, Cockermouth, CA13 9XU

A three bedroom period terrace house benefitting from recent comprehensive upgrading and delightful rear views to the range of fells.

This most appealing property is equally suitable as a primary home, recreational second home or for lucrative holiday rental use as currently operated by the present owners.

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

Comprehensively upgraded period terrace house

Four miles from Cockermouth and nine miles from Keswick

South facing delightful rear views to the range of fells

Three bedrooms plus attic room

Two bath / shower rooms

Rear lawned garden

Front forecourt parking

Basement store room

Property Reference: KW0461



3



2



1



D



Superfast
Broadband
Available



2



Living / Dining Room



Living / Dining Room



Kitchen



Utility Room

Accommodation

Ground Floor:

Entrance Hall

With radiator, understairs cupboard.

Kitchen

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

Living / Dining Room

With contemporary electric fire, two radiators, bifold doors leading to adjoining terrace and rear garden.

Inner Hall

With radiator.

Utility Room

With fitted base and wall units, plumbing for washing machine and drier, radiator.

WC

With WC, wash hand basin, radiator.

First Floor:

Landing

With built in cupboards.

Bedroom One

With radiator.

En-suite Shower Room

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

Bedroom Two

With radiator, built in cupboards.

Bedroom Three

With radiator.

Bathroom

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



Living / Dining Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Attic Room

Second Floor:

Attic Room

With roof window, radiator, built in cupboards.

Outside:

Adjoining rear terrace with railings, lawned rear garden with stocked and shrubbed borders, pergola, external access to spacious basement store room, Summer house with electric light and power.

Services

Mains water, electricity and drainage. Oil central heating.

Tenure

Freehold.

Rateable Value

£3,050.

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 in the row of terrace houses on the left opposite the public house.

What3words

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Price

Offers in the region of £395,000.

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).



Rear Garden



Summer House



Rear Garden



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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Approximate Area = 1243 sq ft / 115.4 sq m

Limited Use Area(s) = 130 sq ft / 12 sq m

Outbuilding = 185 sq ft / 17.1 sq m

Total = 1558 sq ft / 144.5 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1287332

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