



Embleton

Offers in the region of £285,000

4 How End Cottages, Embleton, Cockermouth, Cumbria, CA13 9XX

A most appealing end terrace cottage enjoying a pleasant rural setting in Embleton village with delightful fell views and providing immaculately presented accommodation equally suitable for use as a primary home, recreational second home or for lucrative holiday rentals.

Embleton is located off the A66 within the Lake District National Park under four miles from Cockermouth and nine miles from Keswick. The village amenities include a public house, regular bus routes and a leisure spa with gym.

Quick Overview

Most appealing end terrace cottage
Pleasant rural setting in Embleton village
Under four miles from Cockermouth and nine miles from Keswick
Delightful fell views
Immaculately presented accommodation
Three bedrooms and two shower rooms
Living room, garden room or dining room and fitted kitchen
Lawned garden
Garage and on-site parking spaces
Equally suitable as a primary home, recreational second home or for lucrative holiday rentals

Property Reference: KW0497



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2



E



Superfast
Broadband
Available



4



Entrance Porch



Kitchen



Living Room



Garden Room or Dining Room

Accommodation

Ground Floor:

Entrance Porch

Kitchen

With fitted base and wall units, breakfast bar, sink with mixer tap, extractor unit, Flavel range cooker, integrated fridge and freezer, washing machine, dishwasher.

Inner Hall

With under stairs cupboard.

Shower Room

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

Living Room

With multi fuel stove in recessed tiled hearth, glazed panelled double doors leading to the dining room.

Garden Room or Dining Room

With windows to three elevations, external door.

First Floor:

Landing

Bedroom One

With built in wardrobes.

En-suite Shower Room

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

Bedroom Two

Bedroom Three



Living Room



Kitchen



Bedroom One



En-suite



Bedroom Two



Bedroom Three

Outside:

On-site parking area, lawned garden with stocked and shrubbed borders, decked terrace, garage, shed.

Services

Mains water and electricity. Electric heating. Septic tank drainage newly installed in June 2025.

Tenure

Freehold.

Council Tax

Band B.

Directions

From Cockermouth proceed east on the A66 towards Keswick and after approximately four miles take the left turn sign posted to Embleton and then turn right. Continue ahead into Embleton for approximately one mile and the entrance lane to the property is located on the right opposite The Old Wesleyan Chapel.

What3words

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Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £285,000 are invited for consideration.

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 View



Garden



Garden



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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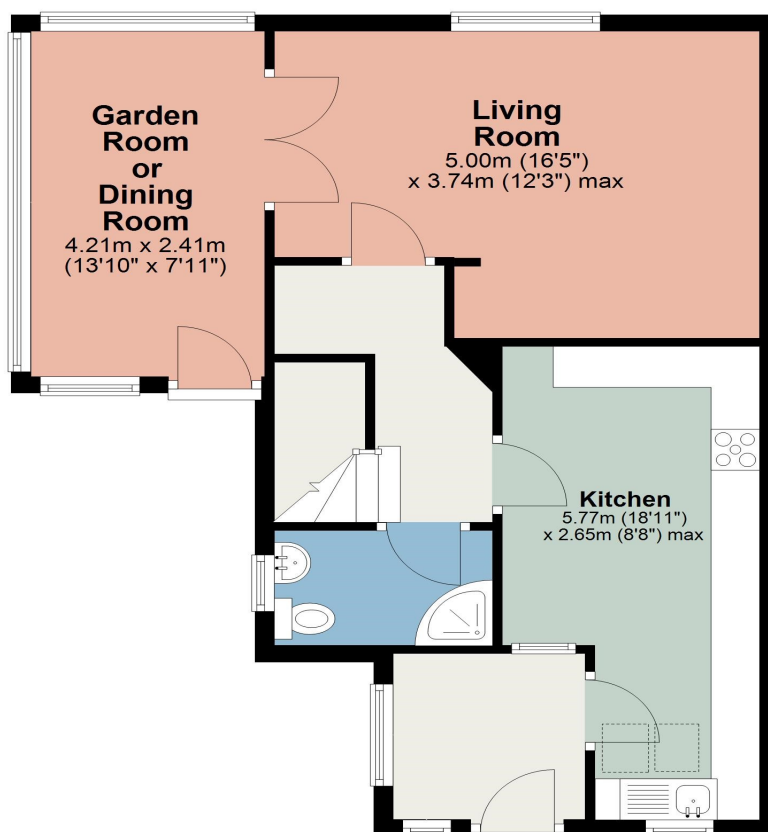


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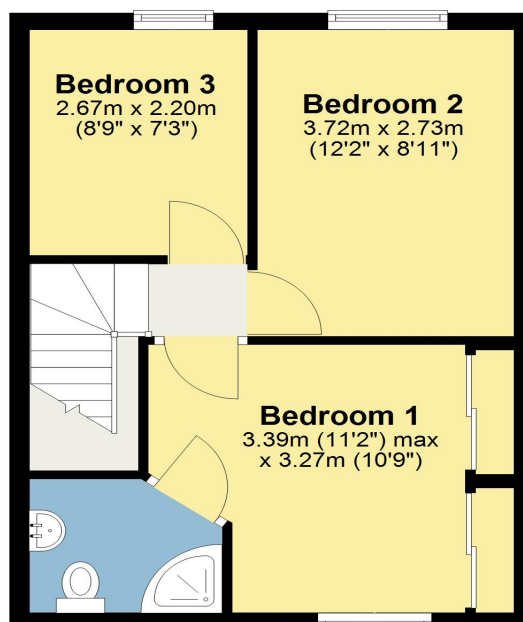
Ground Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 17/10/2025.