



## 4 How End Cottages, Embleton, CA13 9XX

Guide Price £295,000

PFK



## The Property

Tucked away at the end of a quiet rural lane, with a small row of similar properties on the edge of the Lake District village of Embleton, 4 How End Cottages is an immaculately presented and modernised three bedroom end terrace, surrounded by open fields and enjoying views towards Skiddaw and the Lake District fells.

Having been recently refurbished with modern kitchen, bathroom and ensuite, the property is impeccably presented and comprises lounge with multi fuel stove and double doors into the triple aspect dining room, with dining space for 8-10 people and views towards the surrounding fells, contemporary breakfast kitchen with integral appliances, downstairs bathroom, principal bedroom with fitted wardrobes, ensuite shower room and views towards Skiddaw, a second double bedroom and well proportioned single.

Externally there is offroad parking for three cars, a detached garage and potting shed, and a lawned garden with mature perennial borders, composite decking and a delightful open aspect giving 360 degree views of the surrounding fells and open fields.







## The Location & Directions

Embleton is a popular Lake District village sat just inside the National Park boundary, a short drive to the neighbouring towns of Cockermouth and Keswick, and with excellent transport links thanks to a regular bus service, and easy access to the A66. There are several local pubs and restaurants all within a short walk or bike ride, as well as some beautiful Lake District scenery right on the door step.

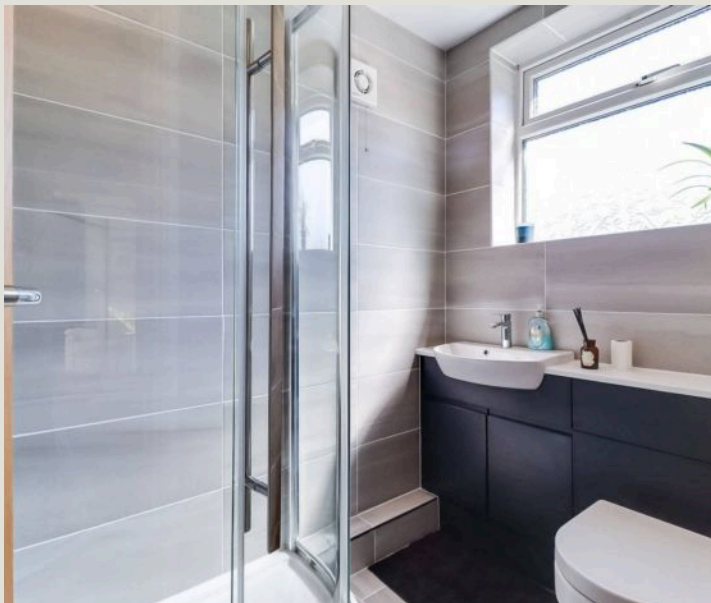
Council Tax band: B

Tenure: Freehold

EPC rating E

### Directions

From Cockermouth take the A66 east towards Keswick, after approx 4 miles take the left hand turn signposted Embleton, then turn right and follow the road through Embleton. The property can be found on the right hand side after approximately one mile, turning down the access track.





## ACCOMMODATION

### Entrance Porch

Accessed via UPVC door with double glazed windows, tiled floor, wooden internal door to kitchen.

### Kitchen

18' 8" x 8' 8" (5.70m x 2.64m)

Comprising a range of base and wall units in a high gloss cream finish with complementary granite effect countertop and tiled splashback. Breakfast bar dining for two, wall mounted shelving, point for slimline dishwasher, 1.5 bowl stainless steel sink with drainage board and mixer tap. Point for electric range cooker with stainless steel splashback and extractor fan over, integral fridge and freezer. Tiled flooring. Wooden internal door with glazed inserts leading to hallway.

### Hallway

Stairs to first floor landing with built in understairs storage cupboard, solid wood flooring, oak doors, display shelving.

### Lounge

16' 5" x 12' 3" (5.00m x 3.73m)

Rear aspect room with views over open fields. High ceilinged with decorative coving, display shelf, multifuel stove in recessed tiled hearth and surround, wall mounted shelving, double oak internal doors with glazed inserts leading to dining room.

### Dining Room

8' 4" x 15' 9" (2.53m x 4.80m)

Triple aspect, light and airy room with views towards Skiddaw and the surrounding Lake District fells, space for a 6-8 person dining table.





### **Bathroom**

7' 10" x 4' 6" (2.40m x 1.38m)

Corner quadrant shower cubicle with electric shower, WC and wash hand basin in built in storage unit. Tiled walls and floor, vertical heated towel rail.

### **FIRST FLOOR LANDING**

Loft access via hatch.

### **Principal Bedroom**

11' 0" x 11' 2" (3.35m x 3.40m)

Front aspect, spacious double bedroom with fantastic views over Sale fell towards Skiddaw and the surrounding Lake District fells, a bank of fitted wardrobes with sliding doors, laminate flooring and an en-suite shower room.

### **Ensuite Shower Room**

5' 4" x 4' 10" (1.62m x 1.47m)

Shower room comprises three piece suite with a corner shower cubicle and electric shower, WC and wash hand basin in high gloss vanity unit, tiled walls and flooring.

### **Bedroom 2**

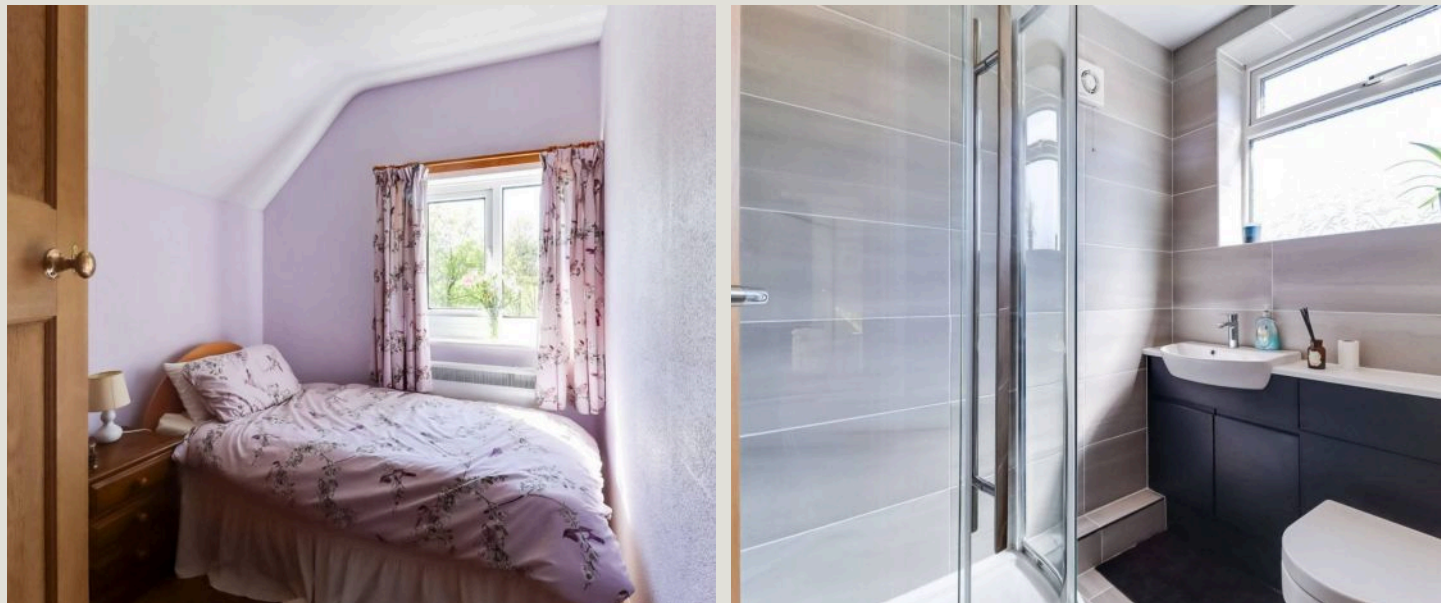
8' 11" x 12' 2" (2.72m x 3.72m)

Rear aspect double bedroom with views over open fields, laminate flooring.

### **Bedroom 3**

7' 2" x 8' 9" (2.19m x 2.67m)

Rear aspect single bedroom with laminate flooring.





## ADDITIONAL INFORMATION

### Services

Mains electricity, water and septic tank drainage (please note a new tank is in the process of being installed). Electric heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. (As mentioned within the services section, please note that a new tank is in the process of being installed)

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







## **GARDEN**

Lawned garden with composite deck, mature borders, potting shed attached to garage and fantastic views of the Lake District fells.

## **DRIVEWAY**

3 Parking Spaces

Off road parking for three cars in front of the property.

## **GARAGE**

Single Garage

Detached single garage with barn style doors.



4 How End Cottages



Approx. Gross Internal Floor Area 976 sq. ft / 90.70 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales







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