



1 How Close, Embleton, CA13 9YA
£195,000

PFK

The Property

A lovely traditional two bed Cumbrian cottage in the sought after Lake District village of Embleton, 1 How Close is immaculately presented and sold with no onward chain, making it a fantastic opportunity for first time buyers, holiday lets or as someone looking for an easy to maintain downsize lock up and leave.

With beautiful accommodation comprising cosy lounge, dining room, contemporary kitchen, ground floor bathroom with shower over bath, and two double bedrooms.

Externally there is space at the front of the property to fit one car, an attached garage which serves as an excellent store and provides access to the delightful south facing cottage garden, which enjoys sun all day and views of the surrounding fells.

- Two bed semi detached cottage
- Immaculately presented
- Two reception rooms
- Popular Lake District village
- Garage and cottage garden
- No chain
- Council Tax: Band B
- Tenure: Freehold
- EPC rating D





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 which stops right outside the door, 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 doorstep.

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. SAT nav Postcode- CA13 9XY



ACCOMMODATION

Lounge

10' 5" x 9' 9" (3.18m x 2.98m)

Dual aspect room with access via wooden external door. Slate fireplace, point for TV, understairs storage cupboard.

Dining Room

11' 1" x 10' 5" (3.38m x 3.17m)

Rear aspect room with wooden internal door giving access to kitchen. Space for a four person dining table, and stairs to first floor landing.

Kitchen

8' 2" x 10' 10" (2.48m x 3.31m)

Comprising a range of base and wall units in a contemporary shaker style finish with complementary butcher block effect countertop and upstand. Stainless steel sink with drainage board and mixer tap, 4 burner countertop mounted ceramic hob with separate electric oven/grill, acrylic splashback and stainless steel extractor fan over. Plumbing for under counter washer dryer, spotlighting, luxury rigid vinyl flooring, wooden internal door leading to bathroom and wooden external stable door leading to the front of the property.

Bathroom

8' 1" x 7' 6" (2.47m x 2.28m)

Rear aspect room comprising three piece suite with electric shower over the bath, WC and wash hand basin in high gloss storage unit, vertical heated chrome towel rail, spotlighting, extractor fan, luxury rigid vinyl flooring.

FIRST FLOOR LANDING

Loft access via hatch

Bedroom 1

10' 6" x 10' 4" (3.21m x 3.16m)

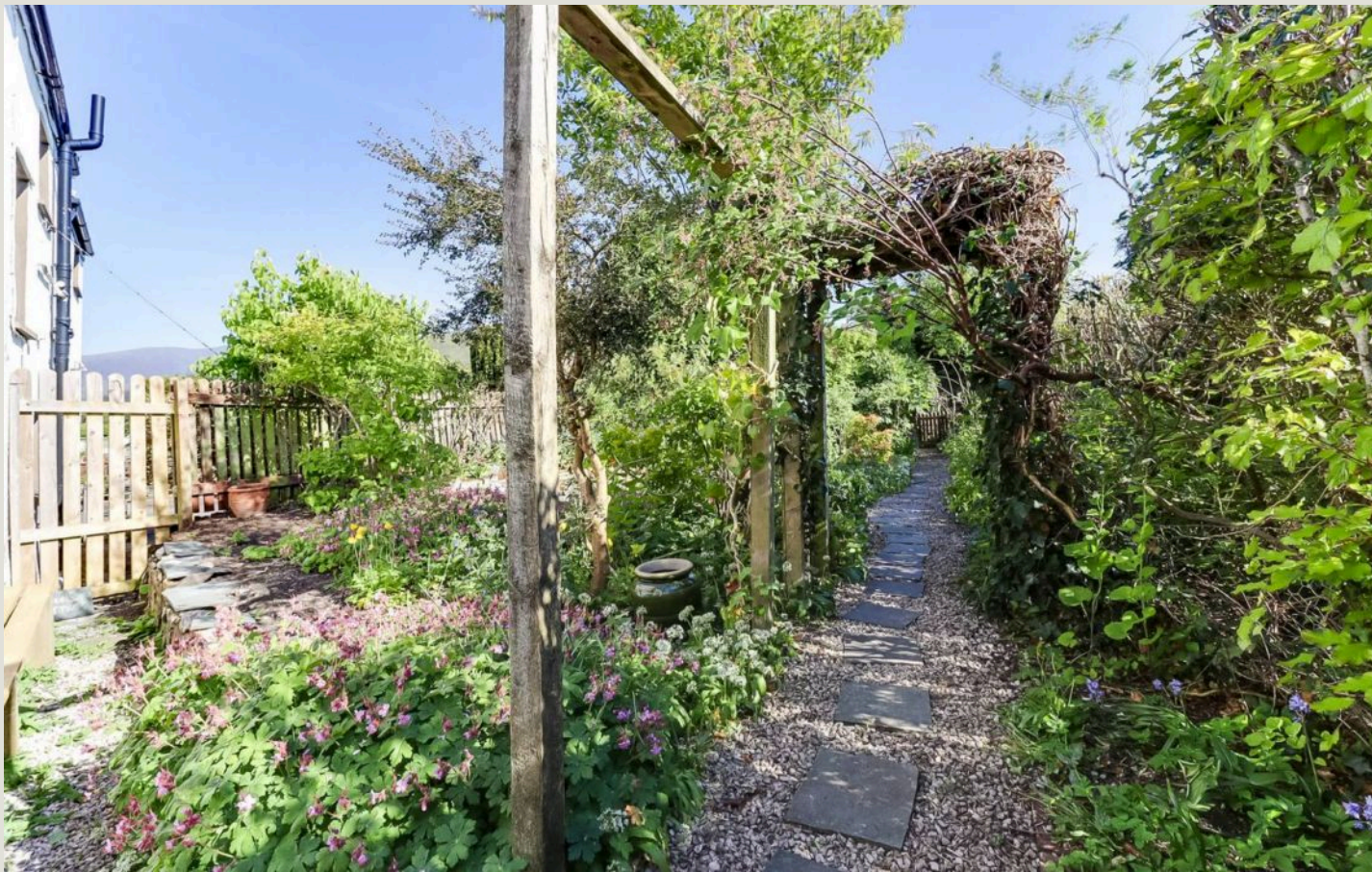
Front aspect double bedroom.

Bedroom 2

10' 8" x 10' 5" (3.25m x 3.18m)

Rear aspect double bedroom with shelved storage cupboard and views towards Ling Fell.





EXTERNALLY

Rear Garden

Accessed via the garage is a delightful south facing cottage garden, immensely private and with a variety of mature perennials and shrubbery.

OFF STREET

1 Parking Space

One car can fit off road immediately in front of the property

GARAGE

Single Garage

A storage garage is attached to the property and provides access to the rear garden.



ADDITIONAL INFORMATION

Services

Oil fired central heating, mains electricity and water, shared modern waste water treatment plant. 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.

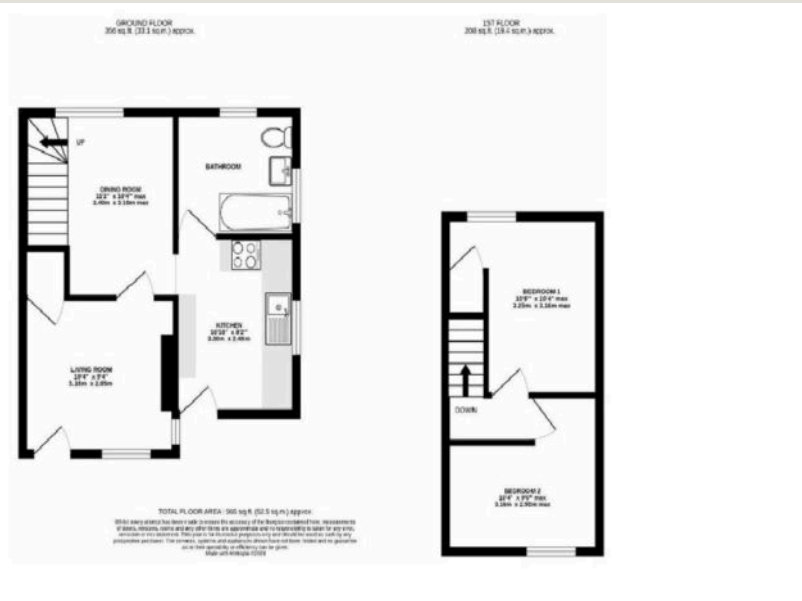
Drainage

We have been informed that drainage is by way of a shared waste treatment plant, and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.


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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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