



 2 Bedrooms  1 Bathroom





Property Description

Welcome to this charming 3-story property boasting a total area of 1119.45 square feet.

Bedecked with two cosy bedrooms and a well-appointed bathroom, this home perfectly blends comfort with functionality.

As you enter on the ground floor, you'll find a handy utility room with WC, a fully equipped kitchen, and the tranquil living room ensuring a restful retreat.

The journey continues upstairs, on the first floor which flaunts 2 versatile bedrooms and a refined bathroom complete with a shower, setting the tone for comfortably modern living.

The second floor is home to an additional attic room, a blank canvas ready for your personal touch, and an abundance of sunlight.

Perfect for both nesters and investors, this stylish multi-level sanctuary offers endless potential in the heart of the village. A home where simplicity meets elegance, a visit is sure to leave you impressed.

External to the property is a low maintenance garden to the front, and to the rear a range of outbuildings with a tiered generous rear garden and space for two vehicles.

METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits mains electricity, water, and drainage. Heating is provided by an oil powered boiler installed in 2023.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

COUNCIL TAX

Tax band C with Cumbria Council.

TENURE

Freehold interest is being offered with vacant possession on completion.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Stanley Terrace, Embleton, CA13



Mitchells

Approximate total area[†]
1122.71 ft²
104.3 m²

Reduced headroom
75.35 ft²
7 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

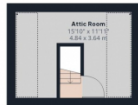
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Floor 1



Floor 0



Floor 2