



M
Mitchells
FOR SALE
01900 822016

WALDEGG

3 Bedrooms 1 Bathroom











An exceptional detached bungalow occupying an enviable position with breathtaking panoramic views across the Lake District National Park.

Set in the charming Cumbrian village of Embleton, Waldegg enjoys a truly outstanding setting, commanding uninterrupted, far-reaching views across the fells of the Lake District National Park. Occupying a generous plot with beautifully established gardens, this delightful detached bungalow offers an increasingly rare opportunity to acquire a home where the scenery is as remarkable as the accommodation itself.

The property provides well-balanced and versatile accommodation, comprising two generous double bedrooms and a comfortable single bedroom, making it ideal for families, couples seeking single-storey living, or those looking for a peaceful retreat. Two well-proportioned reception rooms offer flexible living space, perfectly suited to both everyday life and entertaining.

The sitting room is undoubtedly the heart of the home. Large picture windows flood the room with natural light while framing the magnificent panoramic views, creating a wonderful sense of space and bringing the beauty of the surrounding landscape indoors. Throughout the seasons, the ever-changing Lakeland scenery provides an exceptional backdrop that few properties can rival.

The kitchen also enjoys a delightful outlook across the gardens towards the Lake District fells, making even the simplest daily routines a pleasure. While the property has been well cared for, it offers an excellent opportunity for a purchaser to modernise and personalise the accommodation to their own specification.

Outside, Waldegg truly comes into its own. The property is surrounded by extensive, beautifully established gardens that have been lovingly maintained, with sweeping lawns, mature trees, colourful borders and a variety of seating areas from which to enjoy the spectacular outlook. The gardens provide a haven for keen gardeners and nature lovers alike, complemented by a greenhouse and a useful garden shed.

A particular feature of the property is the substantial detached garage, offering excellent storage, workshop potential or secure parking, together with ample driveway parking for several vehicles.

EPC Rating: F (33)

Location

The attractive village of Embleton lies on the north-western edge of the Lake District National Park, offering a peaceful rural lifestyle while remaining within easy reach of Cockermouth, Keswick and the A66. Surrounded by rolling countryside and with the dramatic Lakeland fells forming an ever-present backdrop, the village is ideally placed for those who enjoy walking, cycling and exploring the National Park.

Occupying one of the area's most enviable positions, Waldegg combines stunning panoramic views, beautiful established gardens and excellent outdoor space with the opportunity to create a truly exceptional home. Properties offering such an outstanding setting are rarely available, making this a unique opportunity to enjoy the very best of Cumbrian country living.

METHOD OF SALE

The property is offered for sale by Private Treaty. 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 Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk


SERVICES

The property benefits from mains electricity, and water and drainage. The central heating is Oil fired.

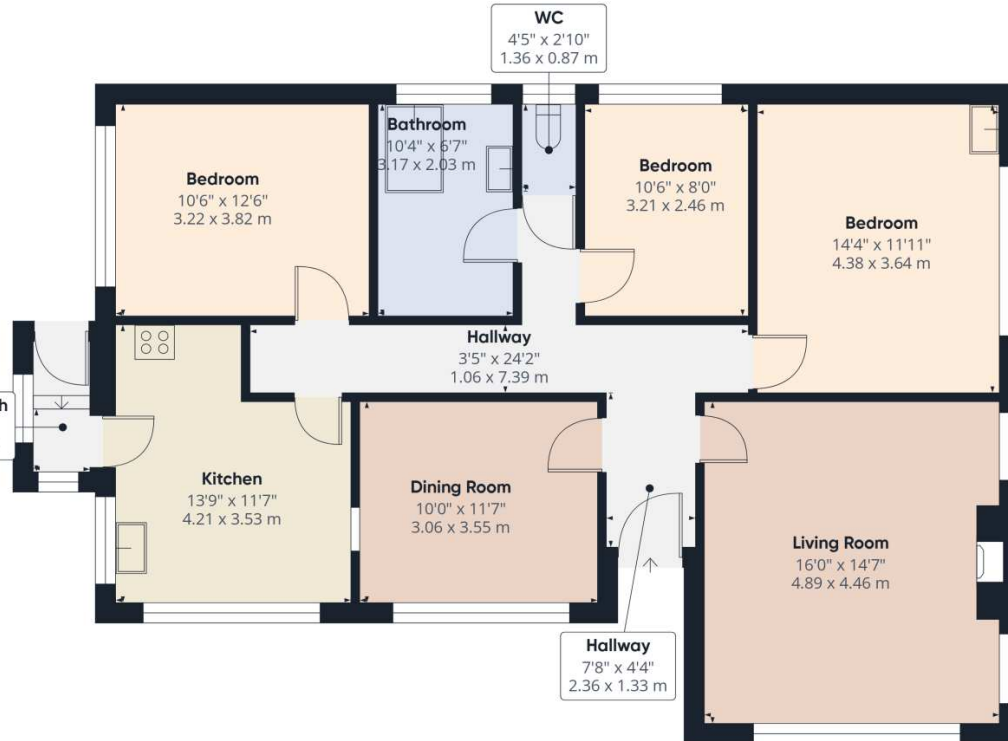
VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	33
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Waldegg, Embleton, CA13



Approximate total area^m
1120 ft²
104 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

