



# Embleton

Offers over **£650,000**

The Gables, Embleton, Cockermouth, CA13 9XP

An outstanding Edwardian detached five bedroom house occupying a prime elevated 0.55 acre site in Embleton village and enjoying a pleasant rural setting with delightful fell views to Skiddaw, Ling Fell, Sale Fell and Broom Fell.

The accommodation retains a range of original period features and is 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 offers immediate access to some of the areas most beautiful and less crowded landscapes. It has numerous scenic walks on its doorstep and is ideal for those seeking an outdoor lifestyle without the intensity of central tourist centres.

Nearby facilities include Bassenthwaite Lake for watersports and The Sailing Club, a first class leisure complex at the award winning Armathwaite Hall Hotel, The Pheasant Inn with its historic charm and character boasting locally sourced menus, Bassenthwaite Lake Station where a unique experience awaits at "The Carriage Cafe and Salon" (which was the train used in the 2017 version of Agatha Christies Murder on The Orient Express), The Lakes Distillery, The Lake District Wildlife Park, The Silver Meadows Nature Reserve, Honister Slate Mine and The Mirehouse Country House and Gardens.

## Quick Overview

Outstanding detached Edwardian house

Pleasant rural setting in Embleton village

Prime 0.55 acre elevated site with delightful fell views

Under four miles from Cockermouth and nine miles from Keswick

Five bedrooms

Three bath / shower rooms

Living / dining room, sitting room and dining kitchen

Original period features

Extensive mature front and rear gardens

Double garage and additional garage with workshop

Property Reference: KW0532



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Ultrafast  
Broadband  
Available



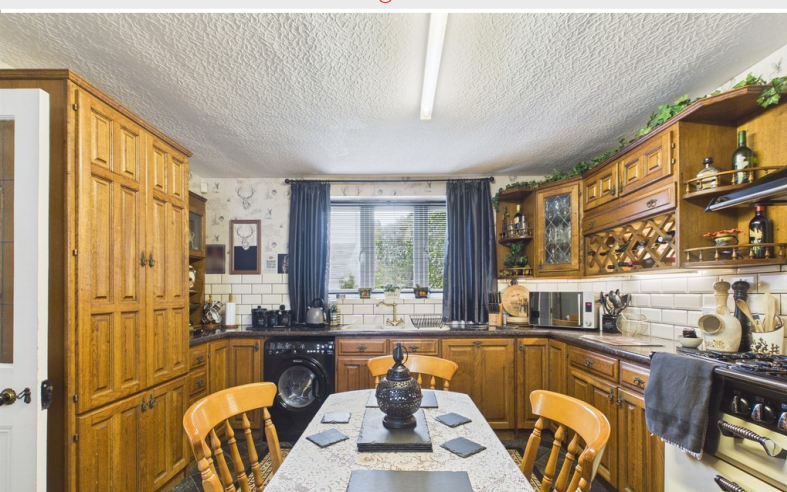
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Living / Dining Room



Sitting Room



Dining Kitchen



Dining Kitchen

## Accommodation

### Ground Floor:

#### Entrance Hall

With mosaic tiled floor, radiator.

#### Living / Dining Room

With feature period fireplace with potential for an open fire, two radiators.

#### Sitting Room

With feature period fireplace and open fire, radiator.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, Rangemaster stove and extractor unit, integrated dishwasher, plumbing for washing machine.

#### Rear Hall

With radiator, external door.

#### Shower Room

With WC, wash hand basin, shower, heated towel rail.

#### Half Landing

With radiator.

### First Floor:

#### Landing

With door leading to external balcony.

#### Bedroom One

With bay window, radiator.

#### Bedroom Two

With bay window, radiator.

#### Bedroom Three

With radiator.

#### Bedroom Four

With radiator.

#### Bedroom Five

With radiator.

#### Bathroom

With WC, wash hand basin, bath, shower cubicle, radiator, airing cupboard with radiator.

### Second Floor:

Approached by a steep staircase.

#### Bathroom

With WC, wash hand basin, bath, radiator.

#### Storeroom One

With radiator.



Living / Dining Room



Sitting Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Storeroom Two

With radiator.

### Outside:

The shared driveway is owned by the Gables opens out into two private parking areas providing on-site parking to the front and rear, front and side lawned gardens, established shrubs and trees including fruit trees, rear courtyard and extensive rear lawned garden with patios, established shrubs and mature woodland set within 0.55 acre site.on-site parking to the front and rear, front and side lawned gardens, established shrubs and trees including fruit trees, rear courtyard and extensive rear lawned garden with patios, established shrubs and mature woodland set within 0.55 acre site.

### Adjoining Double Garage

With electric light and power.

### Detached Garage With Workshop

With electric light and power. There is potential to convert this building to provide an alternative use subject to obtaining all necessary consents.

### Services

Mains water, drainage and electricity Oil central heating.

### Tenure

Freehold.

### Council Tax

Band F.

### 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 the village and the shared driveway entrance to the property is situated on the left with the house names shown as Orchard House and The Gables

### What3words

///relatives.revisit.aliens

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers over £650,000 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. VAT)



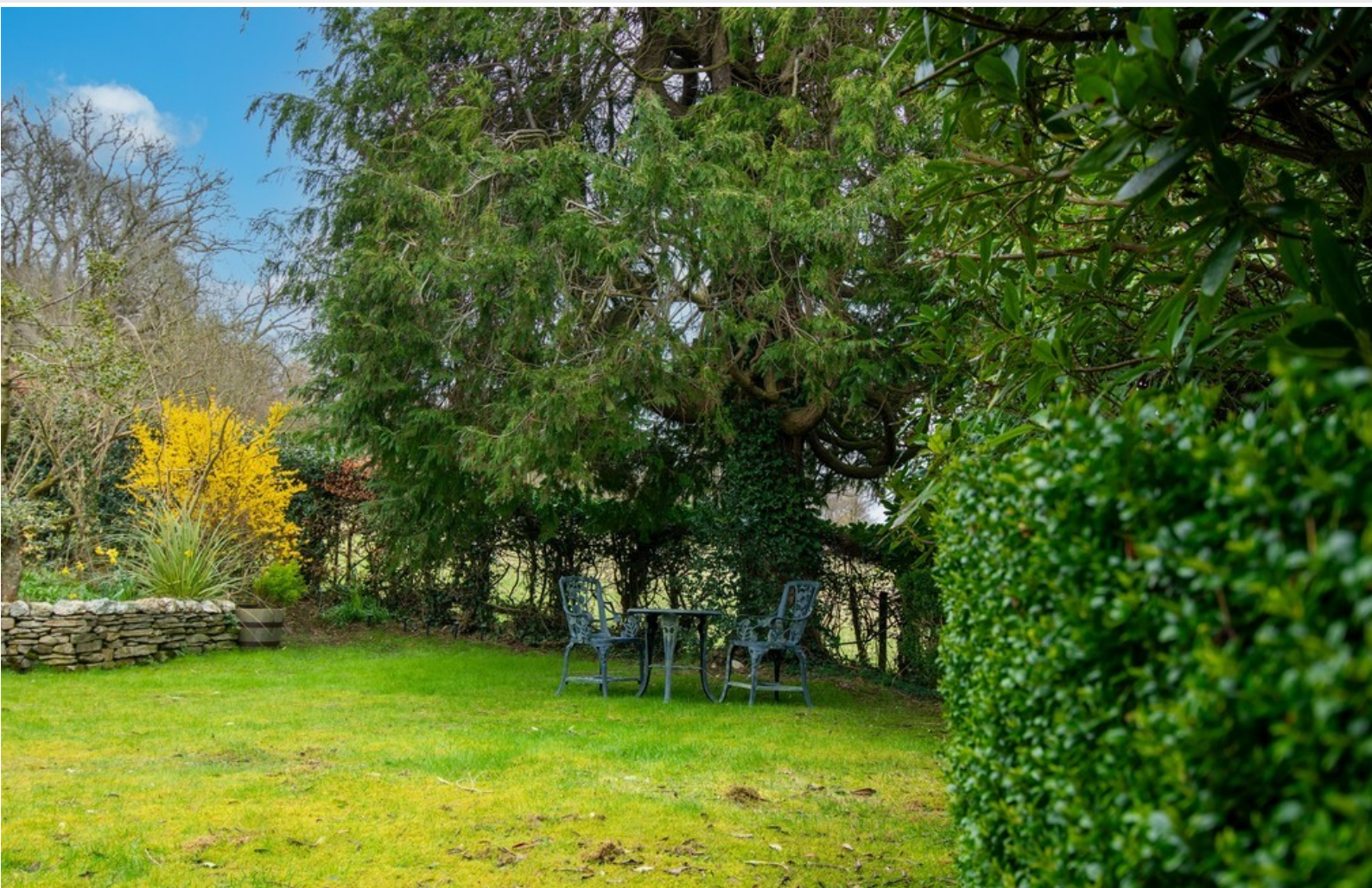
View



Side Garden



Rear Elevation



Gardens

Request a Viewing Online or Call 01768 741741

## Meet the Team

### Nick Elgey

Sales Manager & Property Valuer

Tel: 017687 41741  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



### Simon Bennett

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Dawn Branson

Sales Team

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Sue Jackson

Viewing Assistant

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Angela Bell

Viewing Assistant

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



### Chris Houghton

Viewing Assistant

Tel: 017687 41741  
keswicksales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
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Need help with **conveyancing**? Call us on: **01539 792032**



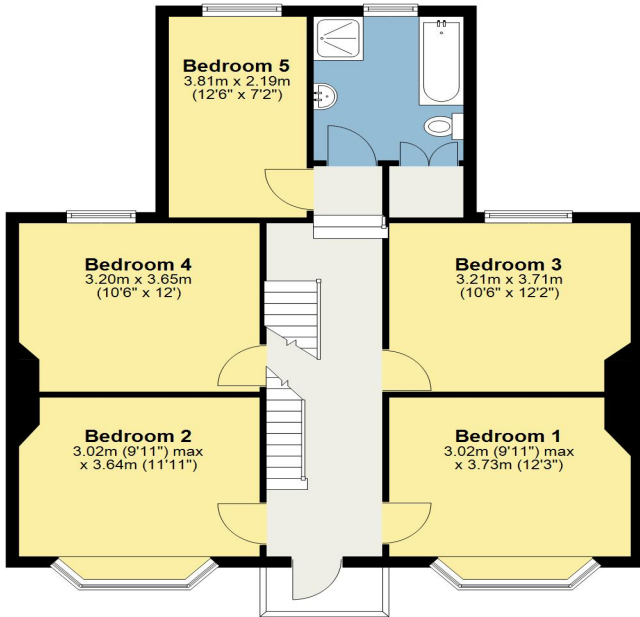
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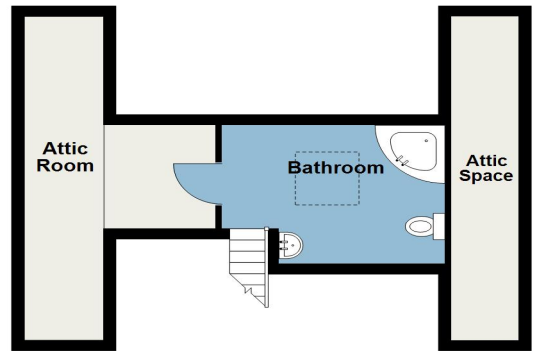
**Ground Floor**  
Approx. 121.8 sq. metres (1311.3 sq. feet)



**First Floor**  
Approx. 78.4 sq. metres (843.7 sq. feet)  
(excluding Balcony)



**Second Floor**  
Approx. 27.1 sq. metres (291.2 sq. feet)



Total area: approx. 227.3 sq. metres (2446.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**The Gables, Embleton**

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