



Embleton

Offers in the region of £450,000

2 Embleton Cottages, Embleton, Cockermouth, CA13 9YA

A recently constructed detached four bedroom house located on a small private cul de sac site in the centre of Embleton village and enjoying a pleasant rural setting with delightful fell views.

Embleton is situated off the A66 within the Lake District National Park under four miles from Cockermouth and nine miles from Keswick. The village amenities include a public house, regular bus routes and a leisure spa.

Local occupancy conditions apply.

Quick Overview

Recently constructed detached house
Pleasant rural setting in Embleton village
Delightful fell views

Under four miles from Cockermouth and nine miles from Keswick

Four bedrooms including one on the ground floor

Two shower rooms

Living room and fitted dining kitchen

Two useful basement rooms

Front forecourt, on-site parking and rear garden

Local occupancy conditions apply



4



3



1



B



Ultrafast
Broadband
Available



3

Property Reference: KW0499



Living Room



Dining Kitchen



Dining Kitchen



Bedroom One

Accommodation

Ground Floor:

Entrance Vestibule | Entrance Hall | Living Room | Dining Kitchen | Utility Room | WC

First Floor:

Landing | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bedroom 3 | Shower Room

Basement:

Two Rooms

Outside:

Front Forecourt | Front On- Site Parking | Side Pathways | Rear Terrace & Garden

Services

Mains water and electricity. Septic tank drainage. An air source heat pump is used to heat the property (via under-floor heating) along with the domestic hot water.

Tenure

Freehold.

Council Tax

Band E.

Local Occupancy Conditions The property shall not be occupied otherwise than by a Person with a Local Connection as his or her Only or Principal Home, or the widow or widower of such a person, and any dependents of such a person living with him or her. Person with a Local Connection means an individual who before taking up occupation of the dwelling satisfies one of the following conditions:

- (1) The person has been in continuous employment in the Locality defined for at least the last nine months and for a minimum of 16 hours per week immediately prior to occupation; or
- (2) The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- (3) The person has been continuously resident in the locality defined for three years immediately prior to:
 - a) Needing another dwelling resulting from changes to their household, including circumstances such as getting married, divorced, having children, or downsizing.
 - b) Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or



Living Room



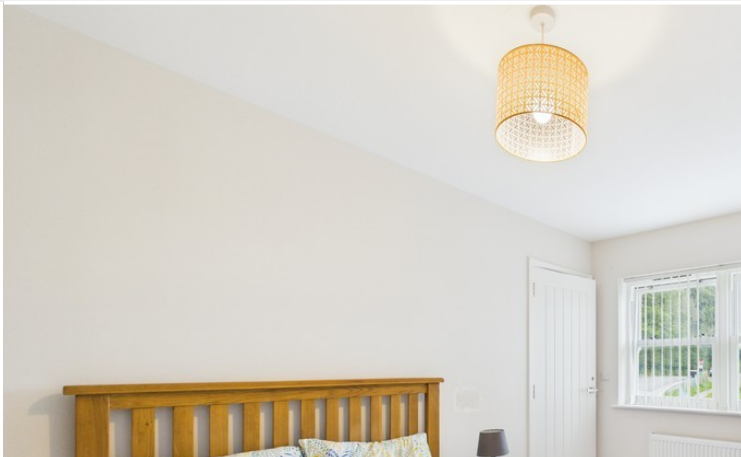
Dining Kitchen



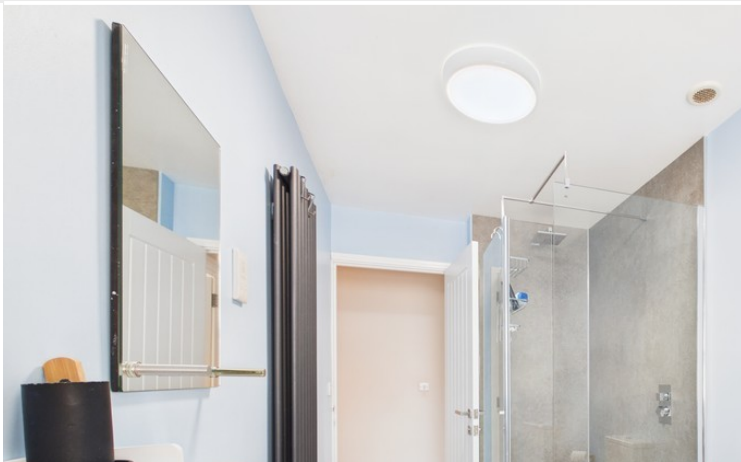
En-suite Shower Room



Bedroom Two



Bedroom Three



Shower Room

c) being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or

(4) The person is a person who -

- a) Is serving in the regular forces or who has served in the regular forces within five years prior to occupation;
 - b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where -
 - i. The spouse or civil partner has served in the regular forces; and
 - ii. Their death was attributable (wholly or partly) to that service; or
 - c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service
- Locality shall mean the administrative areas of the Parishes of: Derwent, Bassenthwaite; Bewaldeth and Snittlegarth; Blindbothel;

Borrowdale; Buttermere and Brackenthwaite; Caldbeck; Embleton; Keswick; Lorton; St Johns, Castlerigg and Wythburn; Setmurthy; Threlkeld;

Underskiddaw; Wythop; and those parts of the Parishes of Blindcrake; Ireby

and Uldale; and Loweswater which lie within the administrative area of the Lake District National Park.

An 'Only or Principal Home' is a dwellinghouse which is occupied continuously for a minimum period of six months in every twelve month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.

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 Embleton for approximately one mile and the entrance lane to the property is located on the right opposite The Old Wesleyan Chapel.

What3words

///channel.showed.clockwork

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £450,000.

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).



Rear Terrace and Garden



Rear Terrace and Garden



Setting



Setting

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



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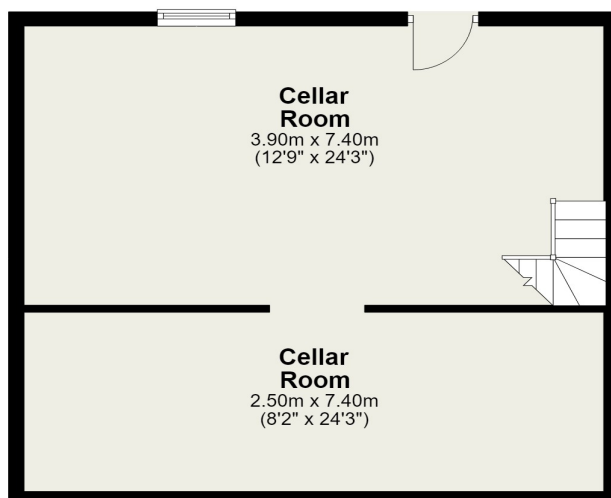


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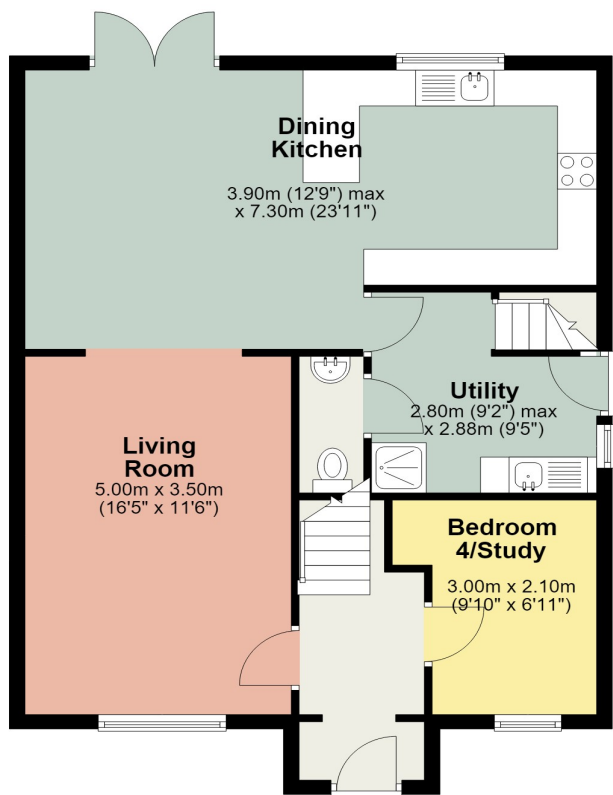
Basement

Approx. 48.1 sq. metres (517.3 sq. feet)



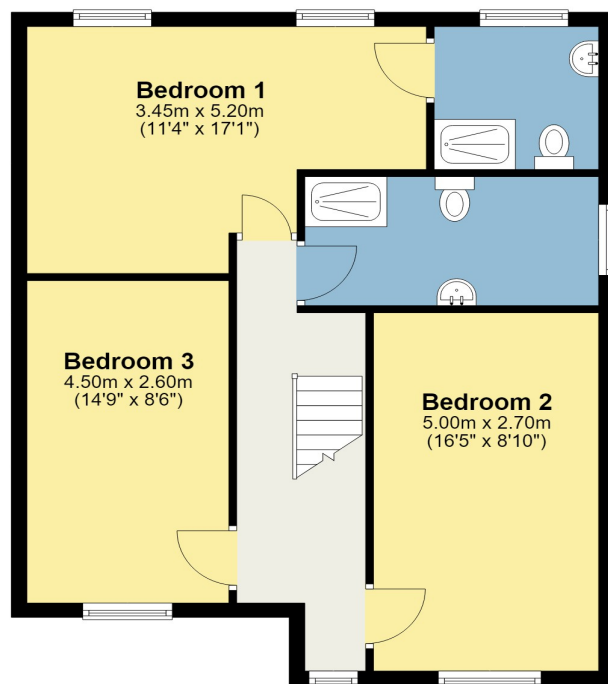
Ground Floor

Approx. 67.6 sq. metres (727.9 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.3 sq. feet)



Total area: approx. 177.3 sq. metres (1908.6 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.

2 Embleton Cottages, Embleton, Cockermouth

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