



Embleton

Offers in the region of **£550,000**

The Chapters, Embleton, Cockermouth, CA13 9YA

An outstanding recently constructed contemporary style detached house occupying an extensive site in the centre of Embleton village and enjoying a pleasant rural setting with delightful fell views.

The tastefully appointed and immaculately presented accommodation is ready for immediate occupation at no further expense.

Local occupancy conditions apply.

Embleton is located 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 with gym.



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Quick Overview

Outstanding recently constructed contemporary style detached house

Pleasant rural setting in Embleton village with delightful fell views

Under four miles from Cockermouth and nine miles from Keswick

Impressive specification and immaculately presented accommodation

Four bedrooms including two on the ground floor

Two luxury bath / shower rooms

Superb open plan living room with impressive fully fitted dining kitchen
First floor sitting room

Front forecourt providing on-site parking and extensive rear landscaped garden with paddock

Local occupancy conditions apply

Property Reference: KW0496



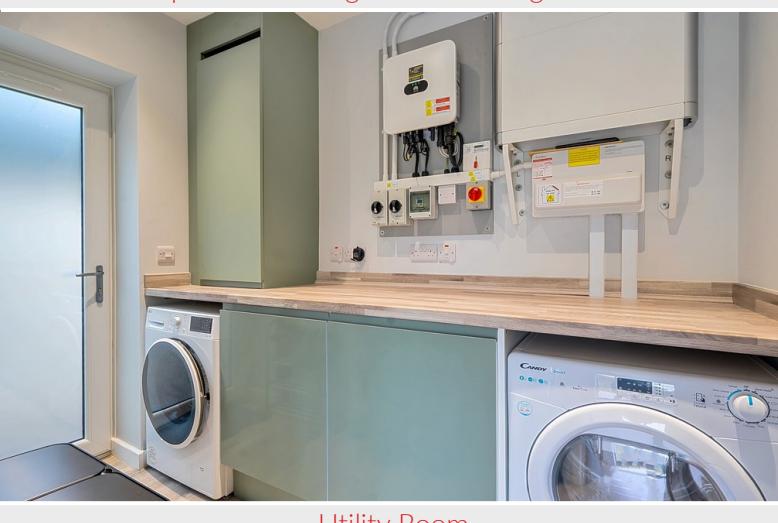
Entrance Hall



Open Plan Sitting Room / Dining Kitchen



Open Plan Sitting Room / Dining Kitchen



Utility Room

Accommodation

Ground Floor:

Entrance Hall

Bedroom One

Bedroom Two

Shower Room

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

Open Plan Living Room / Dining Kitchen

With a range of fitted base and wall units including pelmet and plinth lighting, quartz work surfaces, under mounted sink with mixer tap, integrated hob, conventional oven and combi-oven with microwave, extractor unit, dishwasher, rear patio doors.

Utility Room

With fitted base and wall units, sink with mixer tap, plumbing for washing machine, external door.

WC

With WC, wash hand basin.

First Floor:

Landing

With built in airing cupboard including radiator.

Bedroom Three

With radiator.

Sitting Room

With vaulted ceiling, two radiators.

Bedroom Four

With vaulted ceiling, two radiators.

En-suite Bathroom

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

Dressing Room

With radiator.

Outside:

Front forecourt with stocked and shrubbed borders, side driveway, landscaped rear garden including expansive lawn, two paved entertaining terraces, stocked and shrubbed borders, vegetable garden, WC, garden room with hot tub, shed, paddock.



Open Plan Sitting Room / Dining Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Four



En-suite

Services

Mains water and electricity. Septic tank drainage. LPG central heating including under floor heating to the ground floor.

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

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 dwelling house 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.



Paved Entertaining Terrace



Rear Garden



Rear Garden



Rear Garden



Living Room

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

///employ.conveys.slowness

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers in the region of £550,000 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 £42.67 (incl. VAT) per individual or £36.19 (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 £120 (incl. VAT).

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Viewings available 7 days a week
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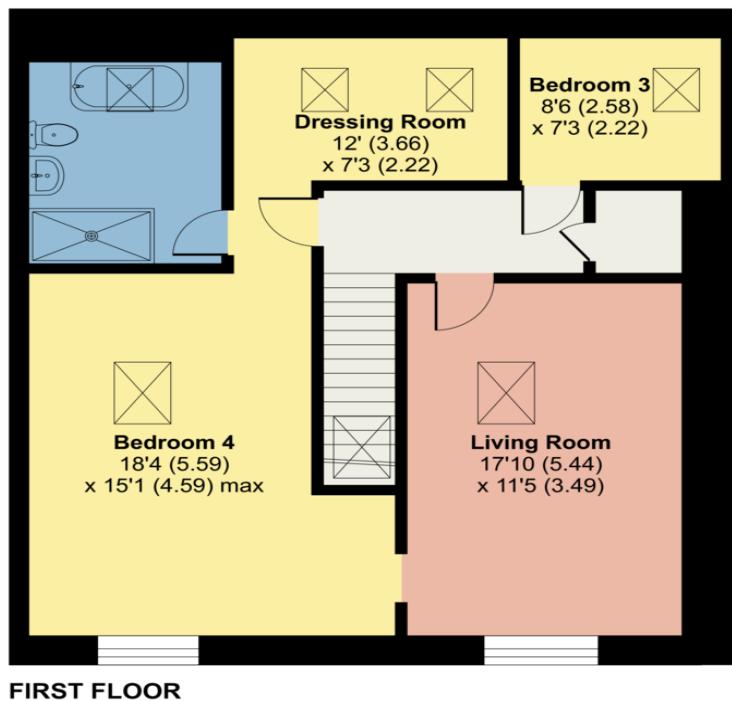
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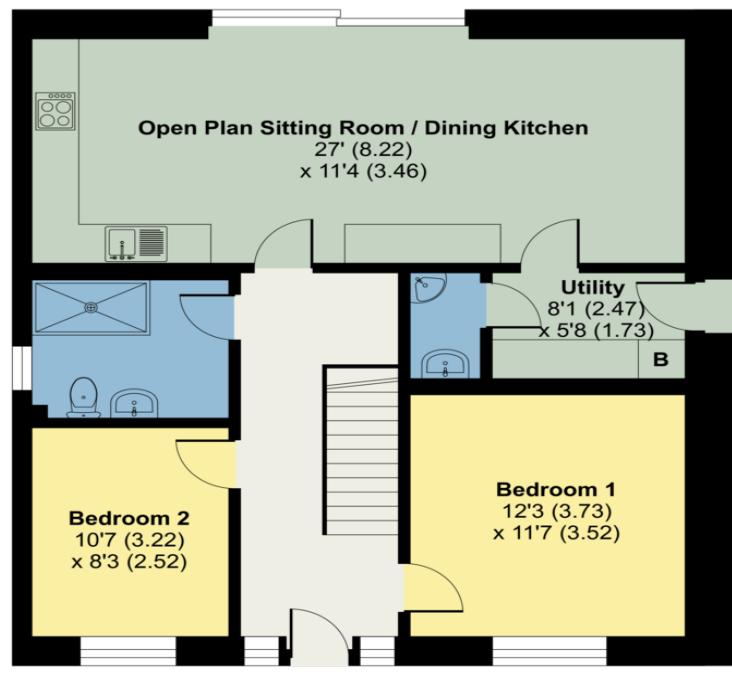
The Chapters, Embleton, Cockermouth

Approximate Area = 1661 sq ft / 154.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1365115

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