



## Wythop Mill, Embleton

Offers over **£750,000**

The Larches, Wythop Mill, Embleton, Cockermouth, CA13 9YP

A substantial modern detached five bedroom house occupying a prime 0.46 acre elevated site situated on a small tranquil cul de sac with delightful surrounding fell views and providing generous accommodation over three floors.

Located within the Lake District National Park, Wythop Mill nestles at the foot of the Wythop Valley by Ling and Sale fell approximately four miles from Cockermouth and nine miles from Keswick.

### Quick Overview

Substantial modern detached house in the Lake District National Park  
 Prime 0.46 acre elevated site on a small tranquil cul de sac  
 Delightful surrounding fell views  
 Approximately four miles from Cockermouth and nine miles from Keswick  
 Generous accommodation over three floors  
 Five bedrooms and three bath / shower rooms  
 Living room, dining room and garden room  
 Mature landscaped gardens, large front forecourt and detached double garage



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Superfast  
Broadband  
Available



6

Property Reference: KW0439



Living Room



Dining Room or Additional Bedroom



Kitchen



Garden Room

## Accommodation

### Ground Floor:

#### Bedroom One

With radiator, built in cupboards, walk in cupboard, external double doors.

#### Utility Room

With fitted base unit, sink with mixer tap, plumbing for washing machine, heated towel rail.

#### Bathroom

With WC, wash hand basin, oval shaped bath, large shower cubicle, two heated towel rails.

### First Floor:

#### External Balcony

#### Entrance Hall

With radiator.

#### Living Room

With windows to two elevations, marble fireplace with open fire, three radiators, external double doors to the front balcony.

#### Dining Room or Additional Bedroom

With radiator.

#### Kitchen

With windows to two elevations, fitted base and wall units including granite work surfaces, under mounted sink with mixer tap, breakfast bar, integrated hob, oven with grill, extractor unit and fridge, radiator, walk in store cupboard with plumbing for dishwasher.

#### Garden Room

With vaulted ceiling, radiator, external double doors and bifolding doors.

#### Bedroom Two

With windows to two elevations, two radiators, range of built in wardrobes.

#### Bedroom Three

With windows to two elevations, radiator.

#### En-suite Shower Room

With WC, wash hand basin, large shower cubicle, heated towel rail, access door to hall.

### Second Floor:

#### Landing

With radiator, built in cupboards.



Living Room



Rear Decking



Bedroom One



Bedroom Four



Bedroom Five



Bathroom

### Bedroom Four

With radiator, built in cupboards.

### Bedroom Five

With radiator, built in cupboards.

### Bathroom

With WC, wash hand basin, bath, shower cubicle, heated towel rail, built in airing cupboard.

### Outside:

Large front forecourt providing on-site parking spaces, stocked and shrubbed borders, side pathways, rear decked terrace and paved patio, terraced rear garden including lawns, stocked and shrubbed borders, trees, shed, Summer house, rear pedestrian access.

### Detached Double Garage

With electric light and power, stairway to first floor storage room.

### Services

Mains water, drainage and electricity. Oil central heating.

### Tenure

Freehold.

### Council Tax

Band G.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Cockermouth proceed on the A66 towards Keswick and turn right where sign posted to Wythop Mill opposite the turning for Embleton. Continue ahead for approximately half a mile and the entrance to the cul de sac is on the left.

### What3words

///emulated.broom.exits

### Price

Offers over £750,000 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)



Bedroom Two



Bedroom Three



Front View



Rear Garden

Request a Viewing Online or Call 01768 741741

## Meet the Team

### Nick Elgey

Sales Manager

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



### Simon Bennett

Sales Team

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



### Jane Irving

Sales Team

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



### Angela Bell

Viewing Team

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



### Helen Holt

Viewing Team

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



### Steve Hodgson

Viewing Team

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



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



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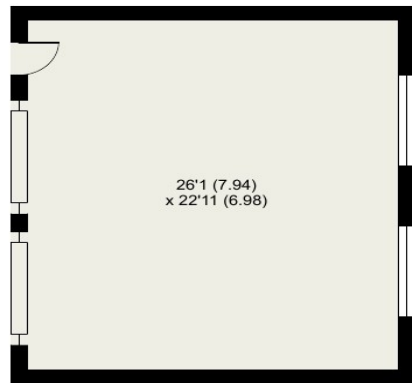
# The Larches, Wythop, Cockermouth

Approximate Area = 2618 sq ft / 243.2 sq m (exclude deck)

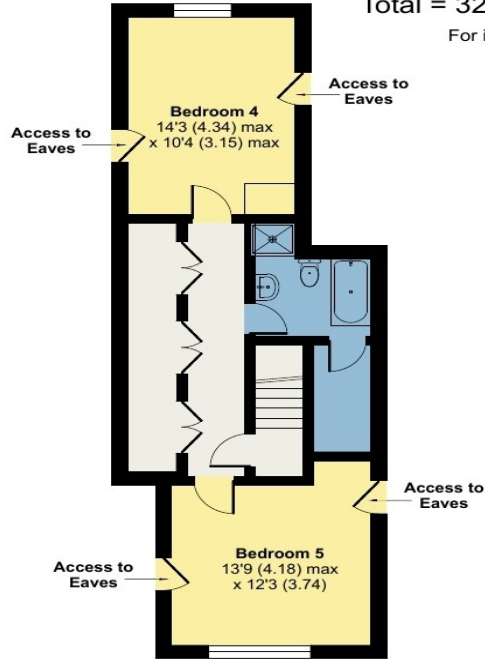
Garage = 597 sq ft / 55.4 sq m

Total = 3215 sq ft / 298.6 sq m

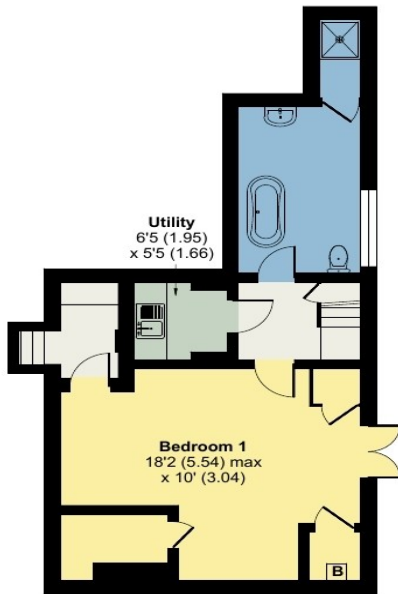
For identification only - Not to scale



**GARAGE**



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST 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: 1254594

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