



Embleton

Offers in the region of **£650,000**

Old Wesleyan Chapel, Embleton, Cockermouth, CA13 9YA

A unique opportunity to acquire a converted late Victorian former Wesleyan Chapel which now provides a substantial detached four bedroom house occupying an extensive 0.75 acre site and retaining a range of original characterful features including lancet topped leaded windows with stone surrounds, wood panelling, exposed beams and an ecclesiastical pipe organ.

Embleton village is located off the A66 within the Lake District National Park under four miles from Cockermouth and nine miles from Keswick.

Quick Overview

Converted former Wesleyan chapel
 dating from 1863
 Total site comprising approximately
 0.75 acre
 Characterful original features
 Four double bedrooms
 Five bath / shower rooms
 Living room, garden room and large
 entertaining room
 Fitted kitchen / diner and utility room
 Extensive gardens and on-site parking



4



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2



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Standard
17Mbps



4

Property Reference: KW0395



Living / Entertaining Room



Bedroom Two



Bedroom One



Garden Room

Accommodation

Lower Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator.

Bedroom One

With windows to two elevations, radiator.

En-suite Shower Room

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

Bedroom Two

With radiator.

En-suite Shower Room

With WC, wash hand basin, large shower cubicle, ceramic wall tiling, heated towel rail.

Living / Entertaining Room

The former main chapel room with vaulted ceiling, exposed beams, five lancet topped stone surround church windows with leaded detail, panelled walls, original pipe organ, convector heater, built in cupboards.

Bathroom

With WC, wash hand basin, corner bath, ceramic wall tiling, heated towel rail.

Rear Hall

Workshop

With external door.

Upper Ground Floor:

Living Room

With vaulted ceiling, exposed beams, stone fireplace and open fire, two radiators, lancet topped stone surround church window with leaded detail, two roof windows, double doors to the dining kitchen.

Kitchen / Diner

With fitted base and wall units, island unit, sink with mixer tap, ceramic wall tiling, Rayburn stove, plumbing for dishwasher, windows to two elevations, radiator, access door to staircase leading to the entertaining room.

Garden Room

With two radiators, external single and double doors to the rear garden, spiral staircase leading to bedroom four.



Living / Entertaining Room



Living Room



Living Room



Kitchen / Diner



Bedroom Three



Bedroom Four

Utility Room

With fitted wall unit, worktop, plumbing for washing machine, radiator, WC, wash hand basin.

First Floor:

Landing

Bedroom Three

With sloping ceilings and restricted head room, exposed beams, three roof windows, two radiators.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling.

Bedroom Four

Approached by a spiral staircase, sloping ceilings and restricted headroom, exposed beams, windows to two elevations, roof window, two radiators.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, roof window.

Outside:

Entrance driveway leading to the on-site parking area, surrounding gardens comprising lawns with stocked and shrubbed borders, decked terrace, paved terrace, rear courtyard, paved pathways, rear woodland.

Services

Mains water and electricity. Septic tank drainage. LPG central heating.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Cockermouth town centre proceed along Castlegate Drive passing Cockermouth School and continue into Embleton village. The property is situated on the left after passing the public house.

Price

Offers in the region of £650,000.



Living Room



Side Garden



Side Garden



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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Call **01768 741741** or request online.



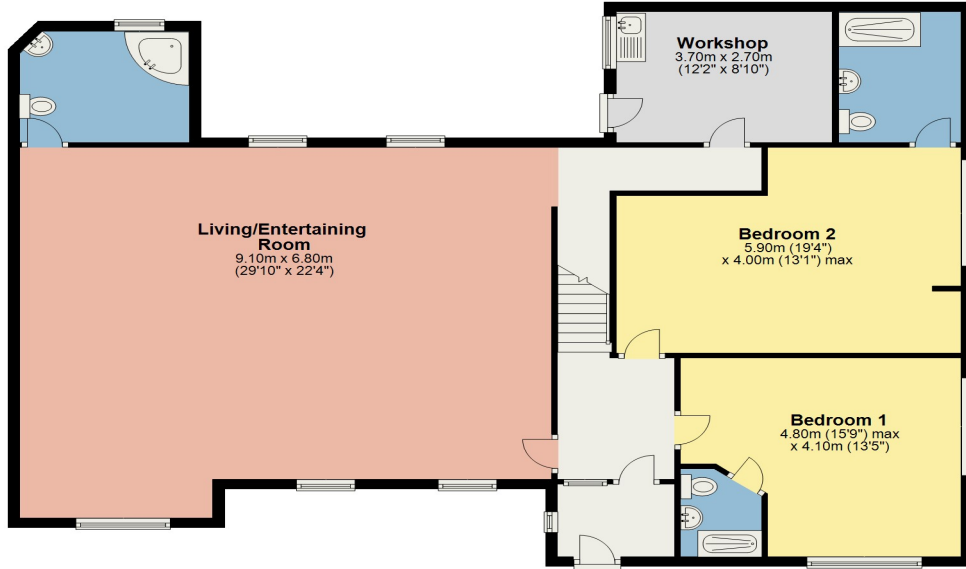
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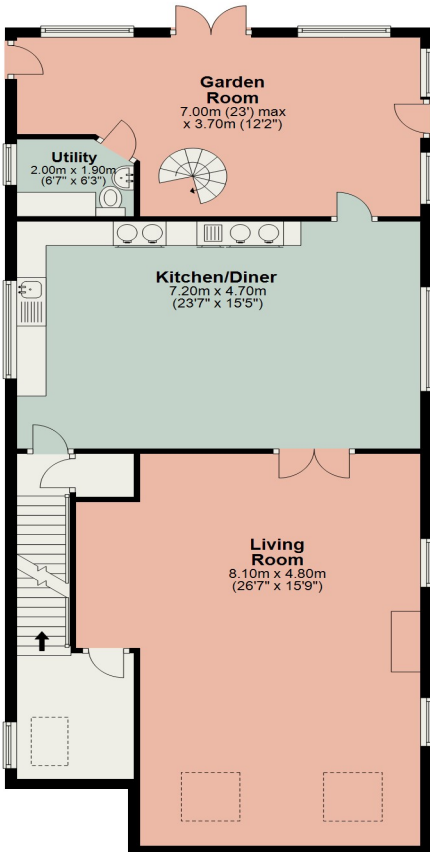
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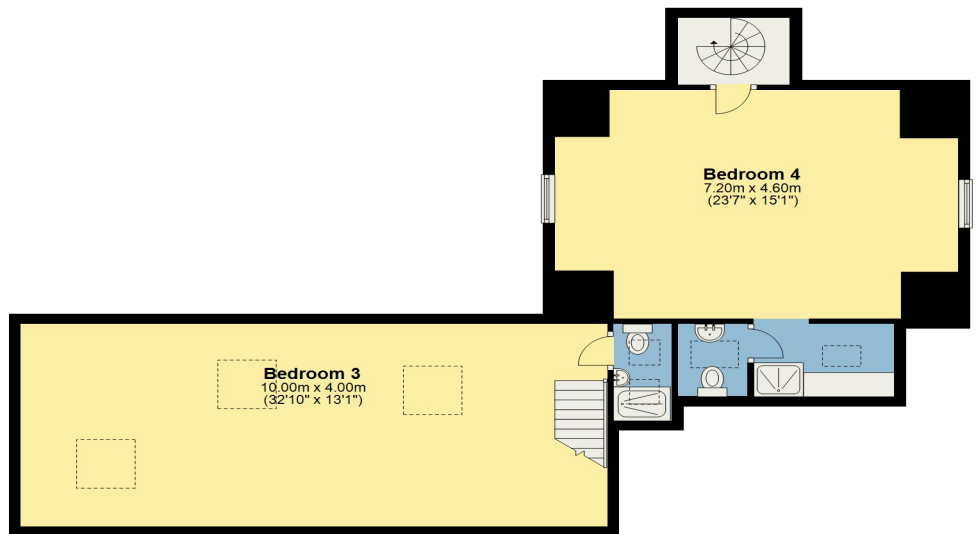
Lower Ground Floor
Approx. 145.3 sq. metres (1563.7 sq. feet)



Upper Ground Floor
Approx. 113.7 sq. metres (1224.3 sq. feet)



First Floor
Approx. 84.5 sq. metres (909.1 sq. feet)



Total area: approx. 343.5 sq. metres (3697.2 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.

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