

## Bassenthwaite Lake

**Offers over £495,000**

**The Elms, Bassenthwaite Lake, Cockermouth, CA13 9YD**

A most appealing substantial four bedroom Victorian semi-detached house enjoying a prime position with delightful front views over Bassenthwaite Lake.

Situated within the Lake District National Park approximately five miles from Cockermouth and eight miles from Keswick, this elegant house provides generously proportioned accommodation requiring some further updating and is equally suitable for use as a primary home, recreational second home or a lucrative holiday let investment.

Nearby amenities include a first-class leisure complex and spa at Armathwaite Hall Hotel, The Pheasant Inn, Lakes Distillery, Silver Meadows Nature Reserve, Lake District Wildlife Park, Mirehouse Country House and Gardens and Honister Slate Mine together with numerous popular fell walks. There is a half hourly bus service to Keswick and Cockermouth.



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### Quick Overview

Substantial elegant Victorian semi-detached house

Prime position overlooking Bassenthwaite Lake  
Eight miles from Keswick and five miles from Cockermouth

Generous accommodation requiring some further updating  
Four bedrooms  
Large bathroom

Living room, dining room and conservatory  
Extensive front and rear gardens  
On-site parking spaces

Equally suitable as a primary home, recreational second home or for lucrative holiday rentals

Property Reference: KW0506



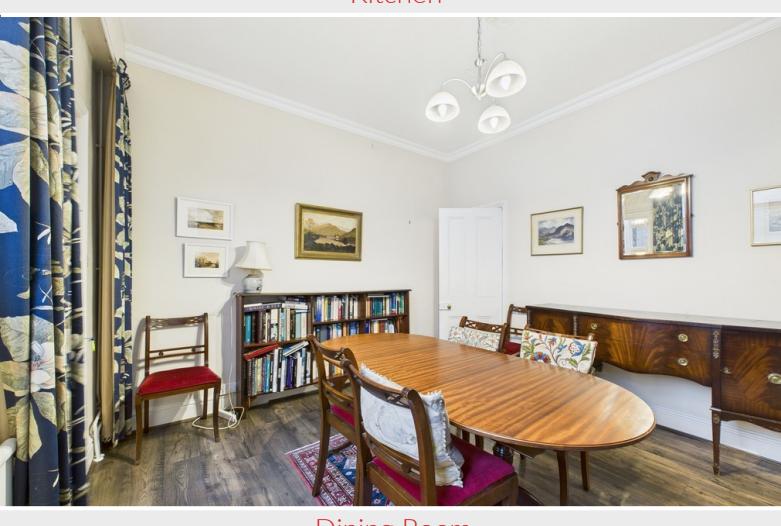
Living Room



Kitchen



Kitchen



Dining Room

## Accommodation

### Ground Floor:

#### External Porch

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Living Room

With bay window, marble fireplace incorporating inset fire, two radiators.

#### Dining Room

With radiator, built in cupboard.

#### Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, microwave oven, extractor unit, dishwasher, under stairs cupboard.

#### Conservatory

With side external door and rear patio doors.

#### Rear Hall

With access doors from the dining room and conservatory.

#### WC

With WC, wash hand basin, radiator.

### First Floor:

#### Landing

With built in cupboard.

#### Bedroom One

With bay window, radiator.

#### Bedroom Two

With radiator.

#### Bedroom Three

With radiator.

#### Bathroom

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

### Second Floor:

#### Bedroom Four

With roof windows, built in eaves cupboards.



Living Room



Conservatory



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

#### Outside:

Front garden with lawn, shrubs, driveway, expansive on-site parking area, side pathway, rear garden with lawn, shrubs, paved patio, oil tank, shed.

#### Services

Mains water, electricity and drainage. Oil central heating.

#### Tenure

Freehold.

#### Council Tax

Band E.

#### Directions

From Keswick proceed on the A66 towards Cockermouth and after approximately seven miles turn right where sign posted to The Castle Inn. Follow the road to the right heading towards Bassenthwaite Lake and the property is situated on the left after approximately 200 metres.

#### What3words

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#### Viewings

By appointment with Hackney & Leigh's Keswick office.

#### Price

Offers over £495,000 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).



Bedroom One



Bedroom Two



Bedroom Four



Rear Garden

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



### **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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dedicated viewing team  
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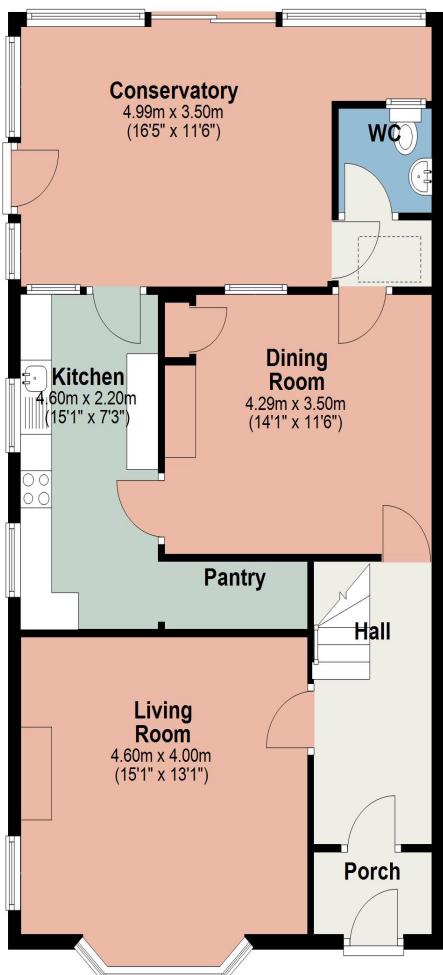


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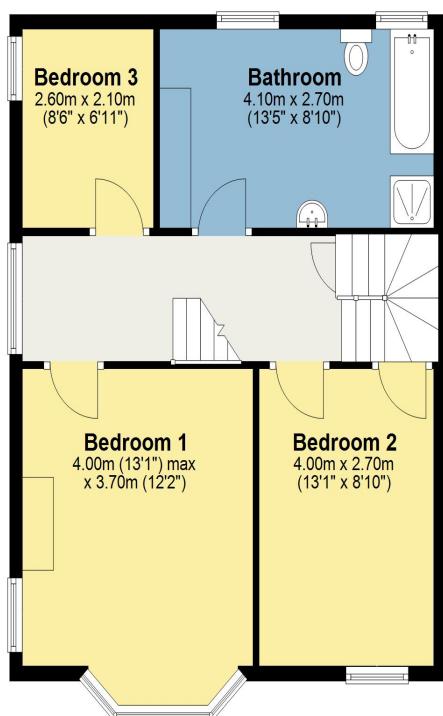
### Ground Floor

Approx. 81.1 sq. metres (872.9 sq. feet)



### First Floor

Approx. 55.7 sq. metres (599.5 sq. feet)



### Second Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 191.4 sq. metres (2059.7 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 Elms, Embleton**

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