GRISDALES
PROPERTY SERVICES

Rakefoot Crossing Embleton, Cockermouth, CA13 9YP

£425,000

This truly superb and quite unique property effortlessly ticks many boxes, combining rich history with generous, well-maintained living space in a highly convenient location. Once the Level Crossing House serving the railway line to West Cumbria, the home has evolved thoughtfully over time, with two extensions that enhance the space while preserving its original charm and character.

Inside, the accommodation is cosy, inviting and versatile, ideal for those seeking a distinctive home with a strong sense of personality.

Outside, there is an impressive range of features including two garages, a selection of outbuildings including a bar (office), summerhouse, and a large garden complete with greenhouse and raised beds.

Perfectly placed for countryside walks, village life, and easy access to Keswick, Cockermouth, and the wider Lake District, this is a property that offers a rare blend of heritage, community and lifestyle.

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THINGS YOU NEED TO KNOW

Double glazing
Central heating
Oil which serves the central heating. Recently installed oil tank.
Solid fuel open fire and a multi-fuel stand-alone stove which serves the heating and hot water
Immersion heater for additional water heating
The roof has been re-slated recently.

ENTRANCE LOBBY

A composite door leads into the entrance hall with access to Bedroom 1 and the dining room.

DINING ROOM

16'6" (max) x 14'4" (5.05 (max) x 4.37)

Aspect to the front. Wood burning stove within fireplace with brick surround, tiled hearth and oak mantelpiece over. The original natural wood door gives access to the inner hallway.

INNER HALLWAY

Access into the loft.

SITTING ROOM

17'5" x 13'6" (5.31 x 4.14)

Open fire with Borrowdale slate mantelpiece and hearth. Wood effect flooring, television point. Sliding patio doors to the rear garden and windows to two sides.

KITCHEN

14'0" x 10'2" (4.27 x 3.12)

Fitted with a comprehensive range of base and wall units in a combination of grey gloss and off-white with chunky chrome handles and a composite worktop over with matching upstand. Includes 1.5 bowl black composite sink unit with mixer tap, slimline integrated dishwasher, four-ring electric hob with glass splash back and stainless steel extractor fan and double eye-level oven. Integrated fridge freezer and integrated microwave oven. Ample space for a table or additional furniture. Windows to two sides, exposed beam, spotlighting and tile effect flooring.

INNER LOBBY

Tile effect floor and double doors leading into utility area with central heating boiler and continuation of flooring. Composite door to the garden.

BEDROOM ONE

14'2" (max) x 13'10" (max) (4.34 (max) x 4.24 (max))

A spacious double bedroom with an aspect to the front.

BEDROOM TWO
10'0" x 9'6" (3.07 x 2.90)

Double bedroom to the side. Wood effect laminate flooring, built in double cupboard.

BEDROOM THREE
10'0" x 8'11" (3.07 x 2.72)

A spacious single room currently with bunk beds and used as a study. Cupboard housing cylinder tank and shelving, window to the rear and built-in work/storage area with cupboards and shelving etc.

BATHROOM

Fitted with bath and chrome mixer tap with electric shower over and clear screen in chrome frame. Low level WC and wash basin with chrome mixer tap set into wood effect vanity unit with matching built-in cupboard. Ladder style dual-fuel radiator, fully tiled throughout with ceramic tiles. Spotlighting, vinyl floor covering and frosted window to the rear.

PARKING

Ample off-road parking and access to two single garages.

GARAGE ONE
25'5" x 13'5" (7.77 x 4.11)
A large double height garage accessed via a remote controlled roller door and fitted with workbench, concrete floor and breeze block walls. Suitable for most motorhomes/caravans etc.

GARAGE TWO
19'1" x 13'5" (5.84 x 4.11)
Accessed via a remote controlled roller door. With electricity and storage within the eaves.

FRONT GARDEN

Two black wrought iron gates give access to the front garden with paving and pathway to the front and side doors. Attractive and well-established shrub and floral borders.

THE COURTYARD

Paved courtyard garden with summerhouse and garden store/shed and access to "The Crossings Bar". Outside tap, bin store and concealed oil tank.

"THE CROSSINGS"

13'1" x 6'3" (4.01 x 1.91)

Accessed via a UPVC door and opens up to a fabulous room currently fitted as a bar and also provides good "work from home" space. Electric panel heater, exposed beams, spotlighting and carpeted.

REAR GARDEN

Two lawns with well planted borders etc and a good selection of mature planting including rhododendrons, etc

LOWER GARDEN

A very well established "The Crossings Kitchen Garden", with raised growing areas, large greenhouse, water butts, log store, etc.

DIRECTIONS

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From Cockermouth take the road to Embleton and at The Wheatsheaf Pub and Embleton Spa Hotel turn right, go down the hill and the property is located on the right at the bottom.

OUTLOOK

There is a pleasing outlook from most windows, particularly from the front towards Sale & Ling fells.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band E.

VIEWINGS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

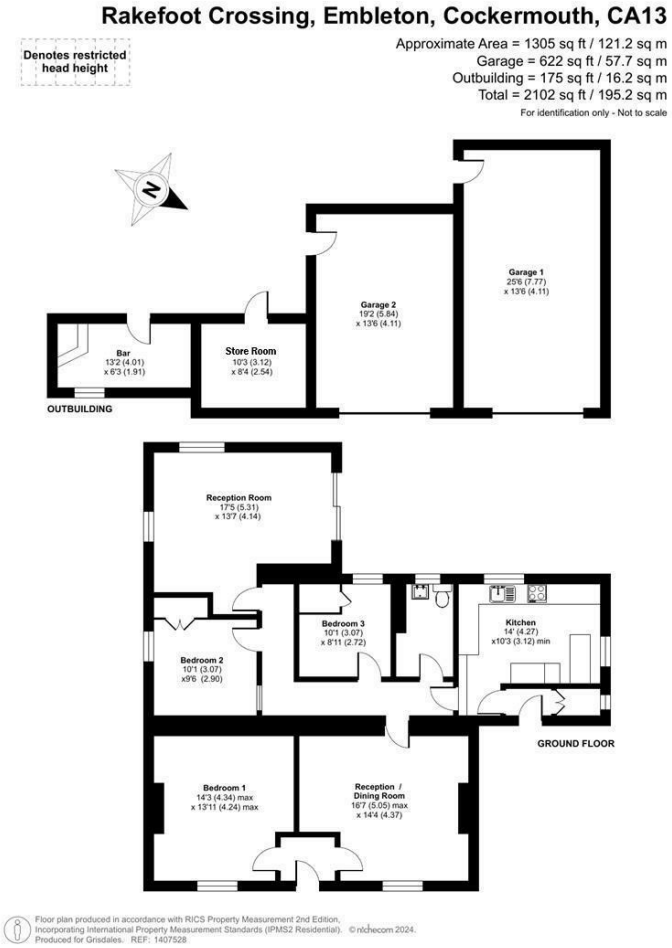
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

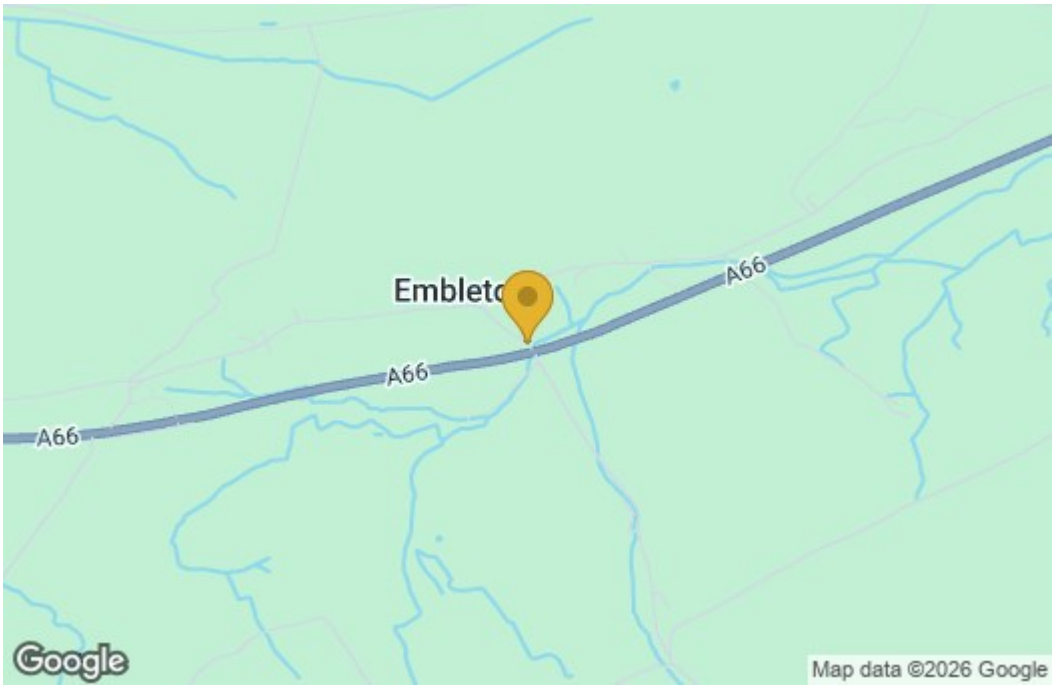
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

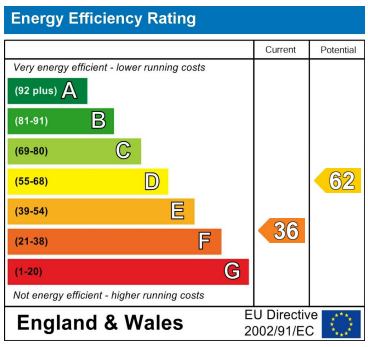
Floor Plan

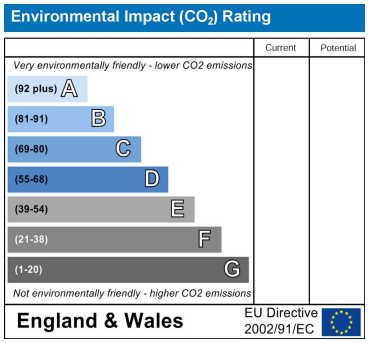


Area Map



Energy Efficiency Graph





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