



Dockray

£450,000

2 Rose Cottages , Dockray, CA11 0JY

Welcome to this beautiful semi detached house situated within the stunning surroundings of the Lake District National Park. The property offers a wonderful opportunity for those seeking a permanent home, with the added benefit of no onward chain. Combining a peaceful rural setting with excellent access to the area's natural attractions. The property also benefits from low maintenance gardens and off-street parking.

A spacious and well-equipped kitchen fitted with a good range of wall and base units is complemented by generous worktop space, providing both practicality and ample storage. At its heart is an impressive Rangemaster cooker featuring six ring electric hob and triple ovens, ideal for keen cooks and entertaining alike.

The kitchen also benefits from an integrated dishwasher, a stainless steel sink with hot and cold mixer taps, a designated space for a fridge/ freezer and washing machine. Additional fitted cupboards provide further useful storage. Natural light floods the room through two double glazed windows overlooking the rear garden and a further double glazed window to the side aspect. Door access opens onto the rear patio, creating a seamless connection to the outdoor space.

Quick Overview

3 Bedroom semi detached house
Living/ dining room with log burner
Peaceful village location
Situated within the Lake District National
Park
Suitable as a primary residence or
holiday home
Generous gardens
No onward chain
Garage and off street parking
Ultrafast broadband available



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Ultrafast
available



Garage & off
street parking

Property Reference: P0605



Living Room



Dining Area



Living/ Dining Room



Kitchen

Flowing seamlessly from the kitchen into the living/ dining room which is full of warmth and character, with exposed wooden beams adding to its charming cottage appeal. The focal point of the room is the attractive log burning stove set upon a classic hearth, creating a wonderfully cosy atmosphere-perfect for relaxing on cooler evenings while enjoying the comforting crackle of the fire. Offering ample space for both comfortable seating and dining, this welcoming room is ideal for everyday living as well as entertaining family and friends. Natural light is provided by double glazed windows to both the front and rear aspects, enhancing the room's bright yet intimate feel. A carpeted staircase rises to the first floor, inviting you to explore further.

Venture upstairs to find three bedrooms and family bathroom. Bedroom 1 is a spacious double bedroom with double glazed window to front aspect bringing in lots of natural light. Bedroom 2 is also a small double bedroom with double glazed window to rear aspect. Bedroom 3 is a single bedroom which could alternatively be used as a versatile home office. Double glazed window to rear and side aspect. A storage cupboard houses the water tank. The three piece family bathroom includes a shower over bath, WC and basin. Heated towel rail. Window to side aspect.

The property benefits from attractive gardens to both the front and rear. The front garden is laid predominantly to lawn, complemented with mature bushes and established shrubs. The rear garden benefits from a small patio area, shrubs and bushes, with a variety of trees of different sizes adding interest and maturity. There is also a charming summerhouse offering a useful and versatile outdoor retreat. Overall, the rear garden provides a peaceful and private outdoor space, surrounded by established greenery. Off-road parking is available for one vehicle.

Dockray is a picturesque small village situated in the northern Lake District National Park in Cumbria, surrounded by the spectacular landscape of rolling hills, open countryside and wooded valleys. The village provides an excellent base for enjoying the natural beauty of the area, with a wealth of walking routes, scenic drives and outdoor pursuits close at hand. One of the area's best-known attractions is Aira Force, an impressive waterfall set within beautiful woodland on the shores of Ullswater.

Accommodation with approx. dimensions

Ground Floor

Kitchen

17' 6" x 8' 6" (5.33m x 2.59m)

Living Room

21' 9" x 11' 2" (6.63m x 3.4m)

First Floor

Bedroom One

12' 8" x 11' 3" (3.86m x 3.43m)



Bathroom



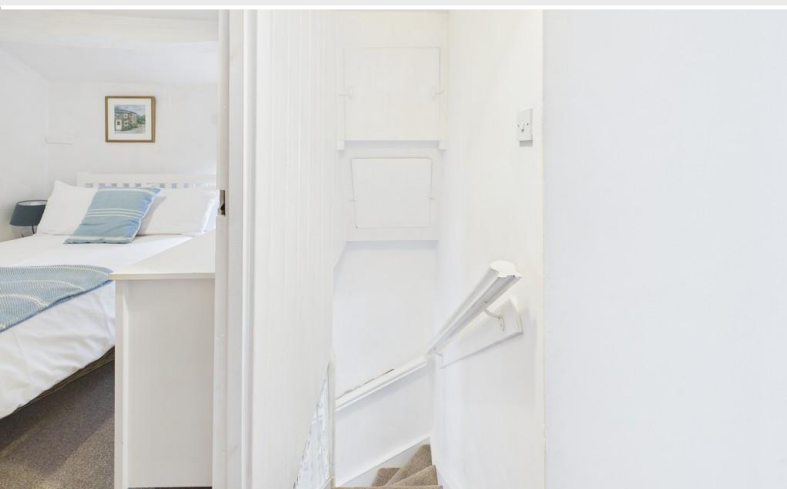
Bedroom One



Bedroom One



Bedroom Three



Bedroom Two



Parking & Garage

Bedroom Two

8' 9" x 8' 6" (2.67m x 2.59m)

Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m)

Bathroom

Property Information

Tenure

Freehold

Right of Way

We are advised there are shared access rights for the main driveway.

Council Tax

Business Rates apply

Services & Utilities

Mains electricity, mains water and septic tank. Oil fired heating

Septic Tank

We have been advised the septic tank for this property and the property adjacent. We have been advised it drains into the pub grounds and there has never been a cost for this to the vendor

Energy Performance Certificate

Band D

Broadband Speed

Ultrafast broadband available

Directions

Head towards the A66 towards Keswick, taking the exit for Dockray. Drive past Rookin House activity centre which will be on your right hand side. Continue straight and drive through Matterdale End. As you come into the village, at the pub turn right and the property will be on the right hand side

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh Penrith office

Anti Money Laundering

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The Property



Patio Seating Area



Garden



Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

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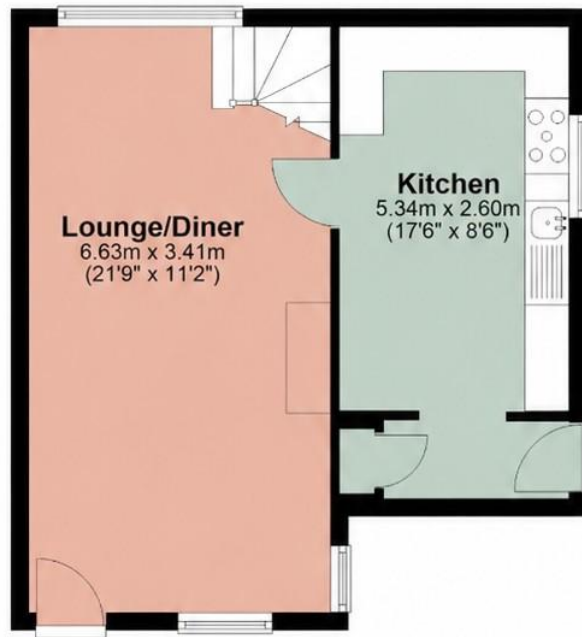


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Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 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.

2 Rose Cottages, Dockray

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