

# PFK

1 Rose Cottages, Dockray, Penrith, Cumbria CA11 0JY

Price Guide: £395,000





PRINCE

## LOCATION

Dockray is a delightful, attractive village, peacefully positioned amidst magnificent Lakeland scenery between Ullswater and the A66 trunk road. The village has a public house and is within easy walking distance of the famous Aira Force waterfall along with many other wonderful walks. The A66 provides good access to the nearby market towns of Penrith (10 miles to the east) and Keswick (12 miles to the west). Both towns cater well for everyday needs i.e. shops, supermarkets, railway stations and a wide variety of sports and leisure facilities. Those who wish to enjoy outdoor activities will find the Lakeland fells and Ullswater easily accessible.

## PROPERTY DESCRIPTION

Three bedroomed, traditional, semi-detached cottage set in the tranquil village of Dockray with open outlooks to front and rear. The property retains many original features but does now require some modernisation.

Ground floor accommodation briefly comprises living room with open fireplace, dining room/second reception room with wood burning stove, and open plan kitchen/dining area. To the first floor are three bedrooms and a family bathroom.

Externally there is a large garden area to the front and an outhouse to the side of the property which is ideal for storage. Steps at the rear lead up to a further garden area, which is mainly laid to lawn and enjoys wonderful views over open countryside and toward the Lakeland fells.

Parking could possibly be created at the front of the property if desired, subject to necessary consents, as there is ample space.

## ACCOMMODATION

### Living Room

3.19m x 3.57m (10' 6" x 11' 9") Accessed via stained glass and wood entrance door. Front aspect reception room with beamed ceiling, open fire in stone built fireplace with wooden mantel above, TV point, electric heater and original alcove with glass display shelving. Door to:-

### Open Plan Kitchen/Dining Area

Dining Area - 2.54m x 2.63m (8' 4" x 8' 8") With window to rear aspect, electric storage heater, under stairs storage cupboard, telephone point and stairs to first floor accommodation.

Kitchen Area - 3.35m x 2.46m (11' 0" x 8' 1") Fitted with wall and base units with complementary worktop, tiled splash back and stainless steel sink/drainage unit with mixer tap. Electric oven, ceramic hob and integrated dishwasher, fridge and washing machine. Ceiling beams and window to rear aspect. Door to:-

### Dining Room/Second Reception Room

3.32m x 3.62m (10' 11" x 11' 11") A bright, front aspect room with ceiling beams, wall lights, original storage cupboard, electric storage heater and multi fuel burner set on sandstone hearth set within tiled fireplace with wooden mantel over. Part glazed door providing access to the front of the property.

## FIRST FLOOR

### Landing

3.31m x 0.87m (10' 10" x 2' 10") With built in storage cupboard and access to loft space (via hatch).

### Bedroom 1

3.31m x 3.83m (10' 10" x 12' 7") Front aspect, double bedroom overlooking the garden and beyond toward the fells.

### Bedroom 2

3.40m x 3.82m (11' 2" x 12' 6") Front aspect, double bedroom with beamed ceiling.

### Bedroom 3 - L-Shaped

3.42m x 1.71m (11' 3" x 5' 7") max. Rear aspect room overlooking the rear garden.

### Bathroom

2.35m x 1.76m (7' 9" x 5' 9") Fitted with three piece suite comprising bath with Triton electric shower over, WC and pedestal wash hand basin with mirrored cabinet above. Tiled walls, wall mounted heater and extractor fan. Built in, shelved airing/storage cupboard.

## EXTERNALLY

### Garden

To the front of the property is a substantial, lawned and gravelled area with boundary beech hedging - there is ample space to possibly create a parking area here if required (subject to necessary consents). Side access to the rear where steps lead up to a further, lawned garden area which enjoys an open countryside view and to the fells beyond.

### Outhouse

A lean-to outhouse, with corrugated iron roof and electric lighting, adjoins the side of the property and runs the full width of the house - ideal for storage purposes.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity and water. Septic tank drainage (shared with adjoining property). Night storage heaters. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: From Junction 40 of the M6 take the A66 westbound and proceed along this road towards Keswick. Take the left exit signposted Troutbeck, Dockray and Ullswater onto the A5091 and continue for around 4 miles, through the village of Matterdale End until you reach the village of Dockray. Just past the Royal Hotel take an immediate right on to Crag side and the property can be found along this road on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>40</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area<sup>(1)</sup>  
922.02 ft<sup>2</sup>  
85.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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Floor 0

Floor 1