

# Cumbrian Properties

## The Dairy, Dufton



**Price Region £585,000**

**EPC-**

Detached property | First floor balcony  
Spacious gated drive | 6 bedrooms | 4 bathrooms  
Set over three floors | Panoramic countryside views

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## 2/ THE DAIRY, DUFTON

This truly stunning six bedroom, 4 bathroom residence combines high-end finishes with timeless character, boasting original stone flooring, five spacious double bedrooms and an additional sixth bedroom currently being utilised as an office space. With an impressive front balcony with sweeping countryside views and a grand staircase to the garden, this home is designed for luxury living and is a highly desirable family home. The generous living areas provide a warm and inviting atmosphere while the high quality specifications throughout ensures a home ready for modern living. Externally, the property benefits from a private driveway with gated access and beautifully positioned outdoor space, making this an ideal retreat in the heart of Dufton. This property is completely turn-key, is situated close to many local amenities and is sold with double glazed windows and oil central heating throughout.

The double glazed and oil central heated accommodation with approximate measurements briefly comprises:

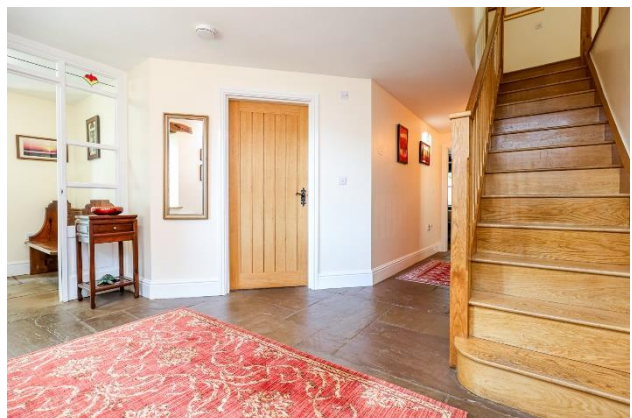
Entrance is via a solid wooden door leading to the entrance vestibule.

**ENTRANCE VESTIBULE** Double glazed window to the front, exposed beam above and original stone flooring. Radiator and double glazed solid wooden door to the entrance hallway.

**ENTRANCE HALLWAY (21' max x 13' max)** Original stone flooring, doors to the utility, bedrooms 1,2 and 3, family bathroom and stairs to the first floor.



ENTRANCE VESTIBULE



ENTRANCE HALLWAY

**MASTER BEDROOM (15' x 10')** Double glazed windows to the side, radiator, doors to the storage cupboard and door to the en-suite.



### 3/ THE DAIRY, DUFTON

**MASTER EN-SUITE** Three piece white suite comprising WC, vanity sink unit with mixer tap, built in storage cupboards below, walk-in shower with partially tiled walls and splashbacks. Original wooden flooring, radiator, double glazed windows to the rear and ceiling spotlights.



MASTER EN-SUITE

**BEDROOM 2 (16' x 13')** Double glazed stained glass window to the front, double glazed stained glass window to the side, radiator, built-in cupboards and overhead bed storage and ceiling spotlights.



BEDROOM 2



**BEDROOM 3 (15' x 8')** Two double glazed stained glass windows – one to the side and one to the rear, built-in fitted wardrobes.



BEDROOM 3

#### 4/ THE DAIRY, DUFTON

**FAMILY BATHROOM** Three piece white suite comprising WC, sink basin with mixer tap and built-in storage below, oval panel bath with shower attachment above. Partially tiled walls and splashbacks, double glazed stained glass window to the side, radiator and ceiling spotlights.

**UTILITY (13' x 6')** Space for fridge/freezer, space and plumbing for washing machine and dryer, fitted worktops and cupboards with stainless steel sink and mixer tap. Partially tiled walls and splashbacks, stone flooring, double glazed window to the front and solid wooden door to storage cupboard.



GROUND FLOOR FAMILY BATHROOM



UTILITY/BOILER ROOM

#### **FIRST FLOOR**

**LANDING (10' x 9')** Wraparound/connecting glazed doors to the dining kitchen, dining room, bedroom 6/office space, shower room and storage cupboard.





## 5/ THE DAIRY, DUFTON

**LOUNGE (21' x 13'1)** Double glazed windows to the front, double glazed solid wooden Juliet balcony doors to the side, radiator, exposed beam and ceiling spotlights, glazed doors to the dining kitchen.



**DINING KITCHEN (16' x 15')** Fitted kitchen incorporating integrated dishwasher, integrated microwave with integrated oven below, four ring electric hob with extractor hood above, integrated fridge/freezer, double sink basin with mixer tap. Double glazed windows to the side, double glazed solid wooden door to the front balcony, solid wooden glazed door wraps around to the separate dining room.



**DINING ROOM (16' x 10')** Radiator, double glazed solid wooden door to the Juliet balcony.



## 6/ THE DAIRY, DUFTON

**SHOWER ROOM** Three piece white suite comprising WC, sink basin with mixer taps and fitted cupboard below, walk-in shower with partially tiled walls and splashbacks, radiator and ceiling spotlights.



SHOWER ROOM

**BEDROOM 6 / OFFICE (11' x 8')** Double glazed windows to the side, radiator, ceiling spotlights.



BEDROOM 6 / OFFICE

## **SECOND FLOOR**

**LANDING** Radiator, two double glazed Velux windows, solid wooden doors to bedrooms 4 & 5.



STAIRS TO SECOND FLOOR



## 7/ THE DAIRY, DUFTON

**BEDROOM 5 (15' x 13')** Two double glazed Velux windows, original feature stained glass window, radiator, ceiling spotlights and solid wooden doors to wardrobes.



**BEDROOM 4 (16' x 9')** Two separate double glazed Velux windows, radiator, ceiling spotlights and solid wooden door to en-suite.



**EN-SUITE** Three piece white suite comprising WC, sink basin with mixer tap, walk-in shower with partially tiled walls and splashbacks, ceiling spotlights and radiator.

**OUTSIDE** To the front of the property is a spacious front driveway greeted by a newly refurbished oak balcony that gives staircase to the first floor via the kitchen door. On top of the balcony there are glass surroundings perfect for outdoor dining, giving beautiful views to the countryside and fells afar. To the side of the property is paved partly shilled with mature plants and shrubs. There is a wraparound garden to a shared courtyard. Driveway for four vehicles with private gated access.



## 8/ THE DAIRY, DUFTON



FIRST FLOOR BALCONY VIEWS

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band E.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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