

# PFK

Forge Mill, Dockray, Penrith, Cumbria CA11 0JY

Guide Price: £795,000





## 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

Located within the beautiful village of Dockray and family owned for the previous forty years, is this fabulous residence. With parts we believe dating back to the mid-1600's, the property offers an excellent amount of space, character and charm. Semi-detached and providing four double bedrooms, two bathrooms and generous reception rooms, this well-appointed property enjoys uninterrupted fell views and wonderful gardens to both front and rear. Due to more recent additions, this superb home enjoys substantial accommodation briefly comprising: dining room, living room, kitchen, utility and downstairs WC to the ground floor, with four double bedrooms and two shower rooms to the first floor.

Externally there is parking for a number of vehicles, beautiful gardens to both front and rear housing an array of colourful plants, trees and shrubs and a patio providing delightful seating areas to take in the tranquillity and surrounding rural outlook. Furthermore, there is a garage with gated access - currently utilised as a wood store.

This property offers a great deal to those looking to embrace a more rural lifestyle. The rooms are versatile and benefit from many period features which blend with more recent, sympathetically completed upgrades. This is a wonderful opportunity to acquire a property that is now available to new custodians and ready for them to become a part of its history.

## ACCOMMODATION

### Entrance Porch

Attractive, bespoke built, wooden entrance porch with slate roof. Wooden entrance door, Velux roof window, tiled floor and part glazed, inner door into:-

### Dining Room

3.98m x 4.90m (13' 1" x 16' 1") max. Dual aspect reception room with beamed ceiling and sash and case windows to front and rear aspects - the front one with the bonus of an attractive window seat. This is a spacious and characterful room featuring inglenook fireplace with sandstone lintel and slate hearth (not in use), radiators and carpeting. Doors to living room and kitchen, and stairs to first floor.

### Living Room

7.54m x 4.03m (24' 9" x 13' 3") A beautiful, bright, triple aspect room with numerous windows and French doors with glazed side panels opening to the rear garden. Open slate fireplace, radiators and carpeting.

### Cloaks Area

Situated between the dining room and kitchen is a useful under stairs recess providing cloaks area, storage and with door to the utility room.

### Dining Kitchen

4.12m x 2.49m (13' 6" x 8' 2") A dual aspect room fitted with a good range of wall and base units (one of the cupboards houses the consumer unit) with complementary worktops, tiled splash backs and stainless steel 1.5-bowl sink/drainer unit with mixer tap. Built in, eye level, oven/grill, ceramic hob with extractor fan above and space/plumbing for washing machine and fridge freezer. Feature recess (from former fireplace), built in bench seating with adjacent space for dining table, radiator and vinyl flooring.

### Utility Room

2.92m x 1.67m (9' 7" x 5' 6") - to front of built in cupboards. Fitted with range of tall and base units providing excellent storage options. Dual aspect windows, wall mounted boiler, radiator, tiled floor and two external doors leading to the garden. Internal door to:-

### WC

Fitted with WC and wash hand basin. Obscured, rear aspect window, radiator and tiled floor.

## FIRST FLOOR

### Landing

Running along the rear of the property and providing access to four bedrooms and two shower rooms. Sash windows to rear aspect and excellent, built in storage cupboards.

### Bedroom 1

4.36m x 4.68m (14' 4" x 15' 4") Triple aspect, double bedroom with delightful, far reaching views of Watermillock. Radiators and carpeting.

### Bedroom 2

3.05m x 2.67m (10' 0" x 8' 9") Front aspect bedroom - currently utilised as a twin. Radiator and carpeting.

### Bedroom 3

2.94m x 2.64m (9' 8" x 8' 8") max. Front aspect bedroom - also currently utilised as a twin. Radiator and carpeting.

## Shower Room

Front aspect shower room fitted with three piece suite comprising fully tiled shower enclosure with electric shower, WC and wash hand basin set on vanity unit. Recessed spotlights, over stairs, shelved cupboard, and wall mounted mirror with lighting above and shaver point.

## Bedroom 4

3.12m x 2.43m (10' 3" x 8' 0") Front aspect bedroom, currently utilised as a twin. Beamed ceiling, radiator and carpeting.

## Shower Room 2

Fitted with three piece suite comprising fully tiled shower enclosure, WC and wash hand basin on vanity unit. Obscured, rear aspect, sash window, spotlights and extractor fan.

## EXTERNALLY

### Private Driveway

Gated access to a gravelled area which provides ample parking space for several vehicles.

### Garage

2.83m x 4.78m (9' 3" x 15' 8") Adjoining the garage belonging to the neighbouring property. Accessed via a wooden door and currently utilised for wood storage.

## Gardens

The property is complemented by well proportioned gardens to both front and rear which we understand are frequented by red squirrels and an abundance of birdlife that enjoy the delights the garden has to offer. A large lawn bordered by flower beds sits to the front of the house with established trees and shrubs providing an excellent degree of privacy without hindering the outlook. The rear garden is set over two levels incorporating a hardstanding patio at the lower level - a superb seating space to take in the rural views, and an upper level being mainly laid to lawn with an array of established shrubs and flowers offering a lovely mix of colour. The gas tank is in situ at the side of the property and there is a coal bunker in the rear garden.

An additional advantage is that double gates from the garden give access to a track positioned to the side of the garden but on fell land. This provides vehicular access towards the garage.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### Septic Tank

We understand that the septic tank located at the property does not comply with regulations introduced on 1 January 2020. Prospective purchasers would be required to satisfy themselves regarding work required and/or installation of a replacement.

Note: there is adequate space to the rear of the garage to locate an independent drainage system should it become necessary to do so.

## 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 : Naphthens 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 water and electricity. Shared septic tank drainage (located in neighbour's rear garden and serving both properties). LPG central heating installed (Avanti gas tank currently in situ at the side of the property). Combination of double glazing and secondary glazing. Broadband connection installed - due to thick walls in the property this is supplemented by a WiFi booster situated in the Living Room which we understand works efficiently. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking -

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 the second right, where there is a grey colored artist studio, and the property can be found at the top of the road on the right. There is ample parking at the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>67</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>22</b>	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Approximate total area<sup>(1)</sup>**  
1813.58 ft<sup>2</sup>  
168.49 m<sup>2</sup>

**Floor 0 Building 1**

**Floor 0 Building 2**

**Floor 1 Building 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for plan or for illustrative purposes only.

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