



Threshers Nook, Dovenby, CA13 0PN
Guide Price: £475,000

PFK

Threshers Nook

The Property

Threshers Nook is a simply stunning four bedroom detached barn conversion, tucked away in a quiet position in the popular rural village of Dovenby, boasting immaculate spacious accommodation with high end finishes and large wrap around gardens.

The accommodation comprises lounge with sliding doors to the garden and wood burning stove in statement fire place, large dining kitchen with island unit, integral appliances and space for an 8 person dining table. walk in pantry cupboard, sun room with doors to the garden, utility room, downstairs cloakroom, principal suite with built in wardrobe and en-suite shower room, three further generously proportioned double bedrooms and a luxurious four piece bathroom with contemporary soak tub and large shower.

Externally there is off road parking for up to four cars, an integral garage and wrap around gardens laid to lawns and patio seating areas, mature trees and shrubbery, veg plots and pond.

Enjoying immense privacy, and a fantastic location only five minutes drive from Cockermouth, this is a truly exceptional family home that must be seen to fully appreciate all it has to offer.





Threshers Nook

Location & Directions

Situated within the popular village of Dovenby only two miles from Cockermouth town centre, and within the catchment area for the excellent local schools of Bridekirk and Dovenby Primary and Cockermouth Secondary. Dovenby benefits from a well established local public house and excellent transport links to local employment centres.

Directions

From Cockermouth, take the A594 towards Maryport. After two miles at Dovenby, take the left hand turn opposite the Ship Inn, follow the road through the village, head over the bridge and follow the road until it bears left, at this point turn right into the lane, and the property is the second turn in on the right hand side.



- Four bed detached barn conversion
- Beautifully presented, spacious rooms
- High quality kitchen and bathrooms
- Large wrap around garden, parking, garage
- Quiet position in rural village.
- EPC Rating E
- Council Tax Band E
- Tenure: Freehold

ACCOMMODATION

Entrance Hall

13' 4" x 9' 2" (4.06m x 2.80m)

Accessed via bespoke hardwood external door with glazed insert and side panel. Double height with vaulted ceiling, Velux skylight, spotlighting, oak staircase with glass balustrade leading to first floor, with built in understairs storage cupboard, engineered oak flooring, oak doors to all rooms

Cloakroom

2' 9" x 4' 9" (0.84m x 1.44m)

Comprising WC and wash hand basin in built in storage unit, heated towel rail, tiled splash back, custom oak shelving.

Lounge

14' 10" x 20' 4" (4.52m x 6.20m)

Light and airy, high ceilinged, approximately south facing room with decorative coving, spotlighting, wood burning stove set in recessed fireplace with stone surround and slate hearth, slate effect feature walls, TV and telephone points, glazed sliding doors leading to the garden.

Hallway

2' 11" x 12' 8" (0.89m x 3.86m)

Rear aspect hall way with substantial walk in pantry cupboard

Kitchen

11' 5" x 25' 2" (3.48m x 7.67m)

A front aspect room, fitted with a range of base units in a charcoal finish, with wood effect wall units, with complementary light quartz work surfaces incorporating composite sink with mixer tap and glass splash back with storage shelving. Countertop mounted four burner ceramic hob with integral extractor fan, separate electric oven and combination microwave/oven/grill integrated at eye level, concealed pop up power sockets. Matching island unit in the same charcoal finish and quartz work surfaces as the base units, with wood effect trim, providing informal seating for four, integrated fridge, freezer and dishwasher, vertical radiator, glazed wood doors to sun room. Space for a 6-8 person dining table



Sunroom

11' 1" x 9' 1" (3.37m x 2.77m)

Dual aspect room with french doors to garden, wall mounted lighting and tiled floor.

Utility Room

7' 2" x 8' 8" (2.19m x 2.64m)

Rear aspect room fitted with a range of base and wall units in a contemporary shaker style, complementary wood effect counter top, plumbing for under counter appliances, tiled splash back and flooring, large storage cupboard, wooden internal door to garage, wooden external door to rear garden.

FIRST FLOOR LANDING

Oak internal doors to all rooms, loft access via hatch.

Bedroom 1

11' 1" x 14' 10" (3.38m x 4.52m)

Light and airy, dual aspect, large double bedroom with decorative coving, built in wardrobe with storage shelving and hanging rails, telephone point, en-suite shower room.

Ensuite Shower Room

5' 1" x 8' 2" (1.54m x 2.48m)

Fitted with three piece suite comprising corner quadrant shower cubicle with electric shower, WC and wash hand basin in built in vanity unit, tiled splashbacks, vertical heated chrome towel rail.

Bedroom 2

10' 0" x 11' 0" (3.06m x 3.36m)

Front aspect double bedroom with spotlighting. Built in storage cupboard.

Bedroom 3

9' 9" x 10' 10" (2.98m x 3.31m)

Front aspect double bedroom.



Bedroom 4

9' 4" x 14' 7" (2.84m x 4.44m)

Dual aspect double bedroom, currently utilised as a large home office.

Bathroom

8' 0" x 10' 8" (2.43m x 3.26m)

Front aspect room comprising luxury four piece suite, with freestanding bath, shower cubicle with mains powered shower and hand held attachment, WC and wash hand basin with vanity storage unit, heated towel rail.

EXTERNALLY

Garden

Large wrap around gardens with south facing lawn and patio seating areas surrounded by mature trees and shrubbery. To the rear are veg beds, greenhouse, pond and patio area.

Driveway

4 Parking Spaces

Gated driveway parking for up to 4 cars

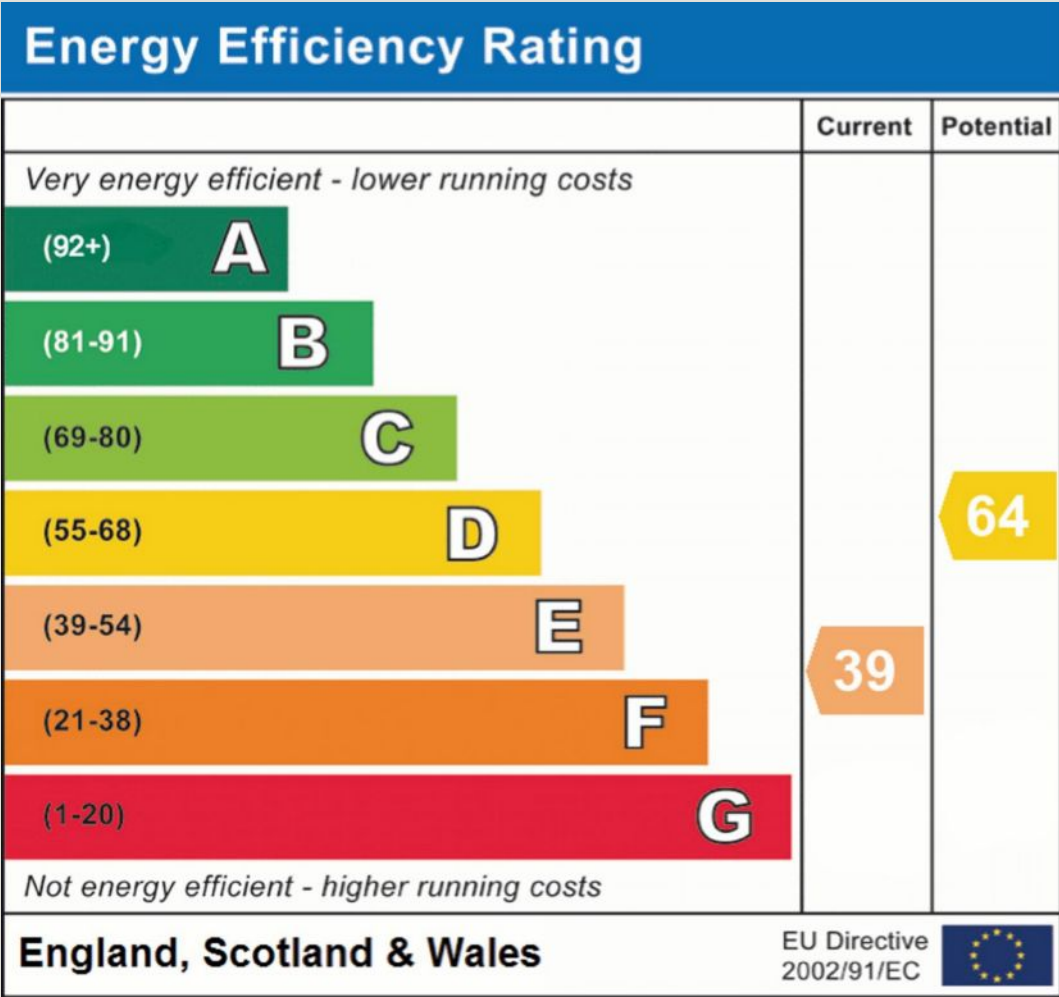
Garage

Single Garage

Integral large single garage







ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; LPG fired central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & 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; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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