



88 Lonsdale View, Dearham, CA15 7EL

Guide Price £395,000

PFK

# 88 Lonsdale View

## The Property:

An exceptional and immaculately presented detached home offering three generously sized bedrooms, this standout property has been transformed through a series of thoughtful extensions and renovation. Every corner showcases contemporary interiors and stylish design choices, making it the perfect home for a modern family seeking both comfort and wow-factor.

The exterior makes a striking first impression, with crisp K-rendered walls, sleek anthracite framed windows, and the addition of contemporary acoustic panelling, that is illuminated in the evening gives the house a thoroughly modern edge. A very generous driveway allows parking for the whole family - plenty of space for multiple vehicles with ease.

At the heart of the home is a striking designer kitchen by Modern Homes, finished to an impeccable standard with high spec integrated appliances, a statement island unit, and room to entertain up to ten guests with ease. The ground floor unfolds into a stunning open plan living space, with a feature fireplace in the extended lounge, a welcoming dining area, and a sun room that floods the space with natural light. A separate utility room, convenient cloakroom/WC, and considered layout complete the ground floor.



## 88 Lonsdale View

The property continued....

Upstairs, the principal suite enjoys vaulted ceilings, a dedicated dressing area, and a beautifully appointed ensuite shower room. Two further double bedrooms and a luxurious family bathroom complete the first floor. The double height entrance hall, galleried landing, and rich oak flooring add architectural flair and a real sense of grandeur. Outside, the home continues to impress with private offstreet parking for several vehicles, and a landscaped rear garden designed for relaxing and entertaining. Low maintenance artificial lawn, a stylish composite decked area, and a contemporary pergola create the perfect setting for summer evenings – with a designated alfresco dining area for added indulgence.

This is more than just a house – it's a beautifully styled, high spec family home that's ready to move into and enjoy from day one.





## 88 Lonsdale View

### Location & directions:

Lonsdale View is located within the centre of the popular village of Dearham providing easy access to the west coast employment hubs and only a short drive to the Lake District National Park. The village benefits from highly rated nursery and primary school, post office, general store and local services.

### Directions

The property is located at the very back of the estate and can be easily identified by its modern exterior and the sign for No.88.

- **Immaculately presented 3 bed det home**
- **Extended & renovated to a high standard with contemporary interiors throughout**
- **Designer kitchen by Modern Homes with high spec appliances & large island**
- **Luxurious principal suite with dressing area & ensuite**
- **Generous driveway with ample offstreet parking**
- **Landscaped rear garden**
- **Tenure: freehold**
- **Council Tax: Band C**
- **EPC rating B**



## ACCOMMODATION

### Entrance Hall

The home is entered through a sleek composite front door, leading into a striking entrance hall with a double height ceiling and a galleried landing. An elegant oak staircase ascends to the first floor, with convenient under stairs storage and additional cupboard space. Large picture windows flood the space with natural light, while the high quality tiled flooring and solid oak doors throughout enhance the sense of luxury.

Recessed spot lighting adds a contemporary touch, illuminating the space beautifully.

### Utility Room

5' 11" x 6' 3" (1.80m x 1.90m)

Fitted with cream high gloss finish work surfaces incorporating stainless steel sink and drainer unit with mixer tap and grey tiled splashback, high gloss storage cupboard, plumbing for under counter washing machine and tumble dryer, wall mounted gas combi boiler, tiled flooring. Composite external door leading to the side garden.

### Cloakroom/WC

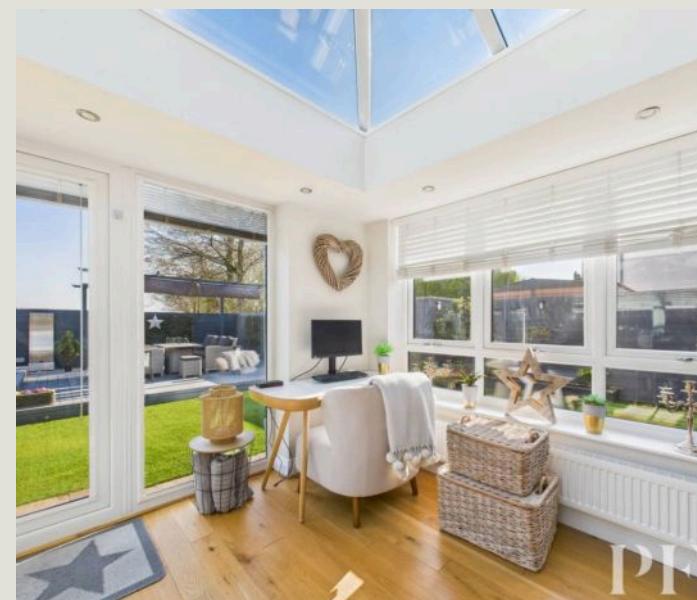
5' 3" x 3' 11" (1.60m x 1.20m)

Fitted with wash hand basin and WC, tiled splashbacks, vertical heated chrome towel rail, built in storage cupboard and tiled flooring.

### Lounge

17' 9" x 17' 1" (5.40m x 5.20m)

This side facing open plan room seamlessly connects to the dining and sunroom areas, creating a fluid and inviting space. The feature slate tiled wall adds texture and character, complemented by a log burning stove set within a recessed hearth with an oak surround. There's a dedicated space for a wall mounted TV, while recessed spot lighting enhances the atmosphere. The room is finished with engineered oak flooring, which continues into the adjoining dining/sunroom which is accessed via anthracite pocket doors, creating a harmonious flow throughout.



## Sun Room/Dining Room

17' 1" x 11' 10" (5.20m x 3.60m)

At the rear, double glazed windows and French doors open out to the beautifully landscaped garden, while the self cleaning glazed roof brings in abundant natural light. The space comfortably accommodates a dining table for six to eight, perfect for family meals or entertaining. Recessed spotighting enhances the ambiance, and the engineered oak flooring and acoustic panelling adds a touch of warmth and elegance throughout.

## Dining Kitchen

27' 11" x 13' 9" (8.50m x 4.20m)

The kitchen, recently crafted by Modern Homes, serves as the stunning heart of the property. Finished in a soft dove grey, the sleek wall and base units are paired with pristine white quartz work surfaces, incorporating a sink and drainer with contemporary mixer tap. A central island with matching dove grey quartz offers a four burner electric hob with an innovative pop-up extractor fan, while a charming wooden breakfast bar provides informal seating for four. Pendant lights hang above, complementing recessed spotighting throughout the space. High end integrated appliances include twin electric oven & microwave, a warming drawer, a dishwasher, and plumbing for an American style fridge freezer. A wine cooler and built-in coffee machine add an extra touch of luxury, with tiled flooring and ambient plinth lighting completing the sophisticated design.



## FIRST FLOOR LANDING

7' 3" x 11' 6" (2.20m x 3.50m)

Carpeted staircase with half landing and window to side aspect. Galleried landing overlooking the entrance hall, built in storage cupboard, spotlighting, loft access via hatch, oak flooring.

## Bedroom 1

17' 5" x 9' 6" (5.30m x 2.90m)

A side aspect room featuring a high vaulted ceiling and a floor to ceiling window, complete with custom made shutters. The space is illuminated by spotlighting on the ceiling, as well as additional recessed lighting around the bed. The room also benefits from Karndean flooring, TV and Sky points, and a media wall unit designed for a very large flat screen TV.

## Dressing Area

5' 11" x 2' 7" (1.80m x 0.80m)

The dressing area has free standing wardrobes (which may be included within the sale with negotiation), and oak door to the ensuite shower room.

## Ensuite Shower Room

5' 3" x 6' 11" (1.60m x 2.10m)

Fitted with a three piece suite comprising oversized walk in shower cubicle with a mains shower and a raindrop style showerhead. It also features a wash hand basin and WC, with tiled walls and vinyl flooring throughout. Additional highlights include a vertical heated chrome towel rail, spotlighting, and an extractor fan.



### Family Bathroom

5' 7" x 7' 10" (1.70m x 2.40m)

A rear aspect bathroom with a Velux skylight, featuring a three piece suite that includes a bath with a mains shower and a drench showerhead overhead, a wash hand basin, and a WC. The walls are tiled with a decorative border, and the room is complemented by a vertical heated chrome towel rail and a distressed mirrored tiled splashback. The flooring is fully tiled.

### Bedroom 2

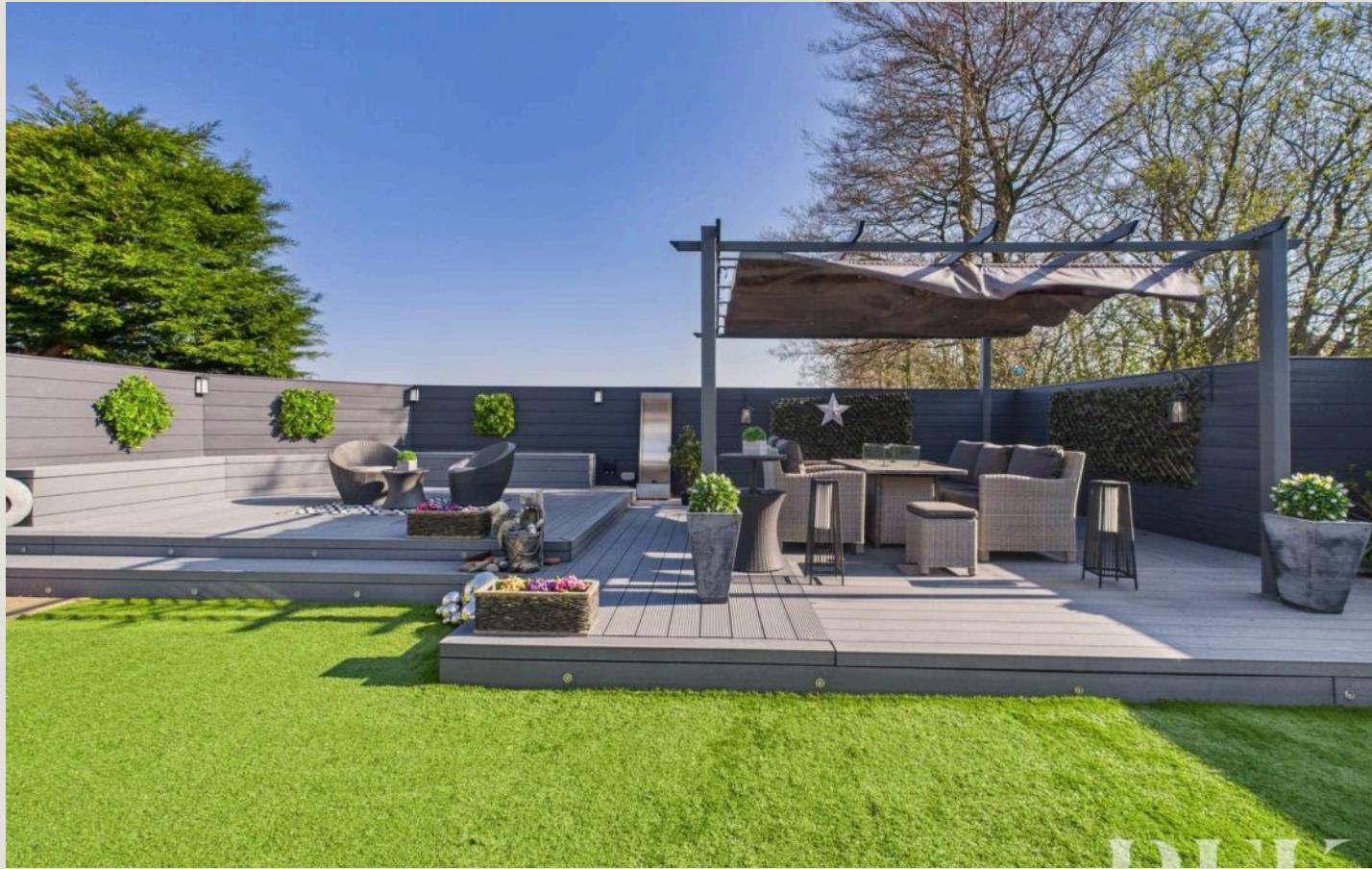
8' 10" x 17' 5" (2.70m x 5.30m)

Rear aspect, large double bedroom with engineered oak flooring and acoustic panelling to the walls, TV point, Velux skylight.

### Bedroom 3

Side aspect double bedroom with TV point and engineered oak flooring.





## EXTERNALLY

### Garden

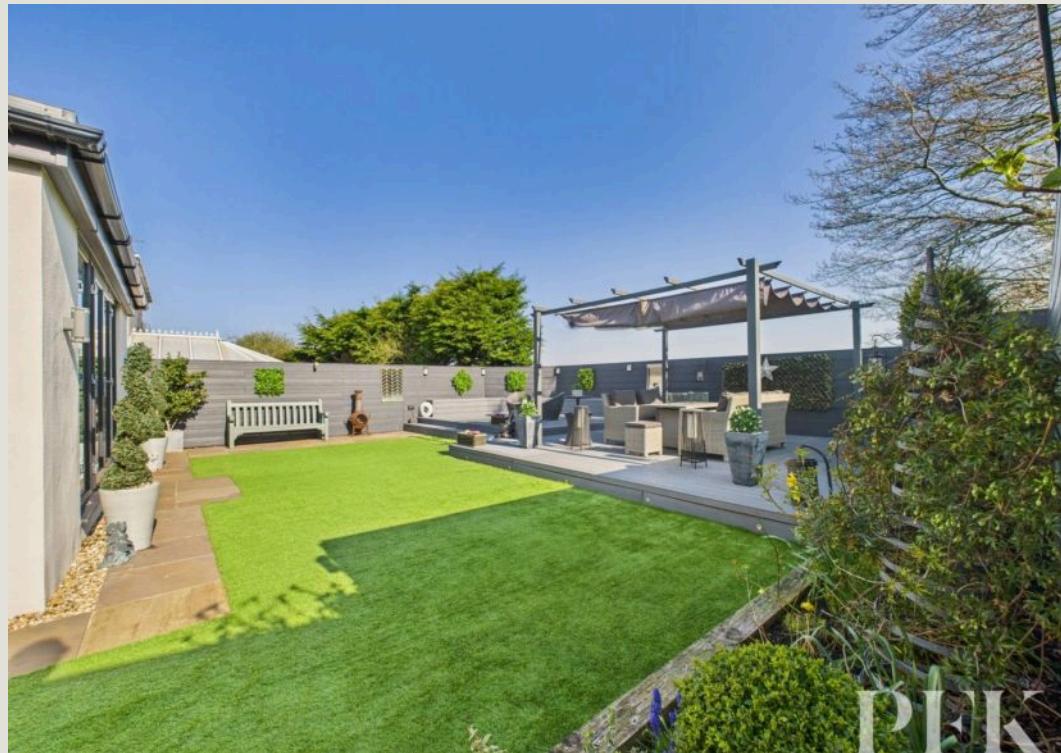
Gated pathways lead down both sides of the home, guiding you into a beautifully landscaped rear garden that's been thoughtfully designed for both relaxation and entertaining. A large composite deck creates a sleek, low maintenance setting, with raised seating to one side and a stylish pergola providing shelter over an elegant outdoor dining area – comfortably seating eight to ten guests. Colourful planted borders, filled with seasonal flowers and mature shrubbery, frame the space and soften the contemporary finish. A generous stretch of artificial lawn provides a child and pet friendly area to enjoy year round, while a second covered zone is perfectly arranged for barbecues and summer evenings with friends.

### DRIVEWAY

#### 4 Parking Spaces

To the front of the property, a smart block paved driveway offers ample offstreet parking for up to four vehicles, setting a welcoming tone as you arrive.



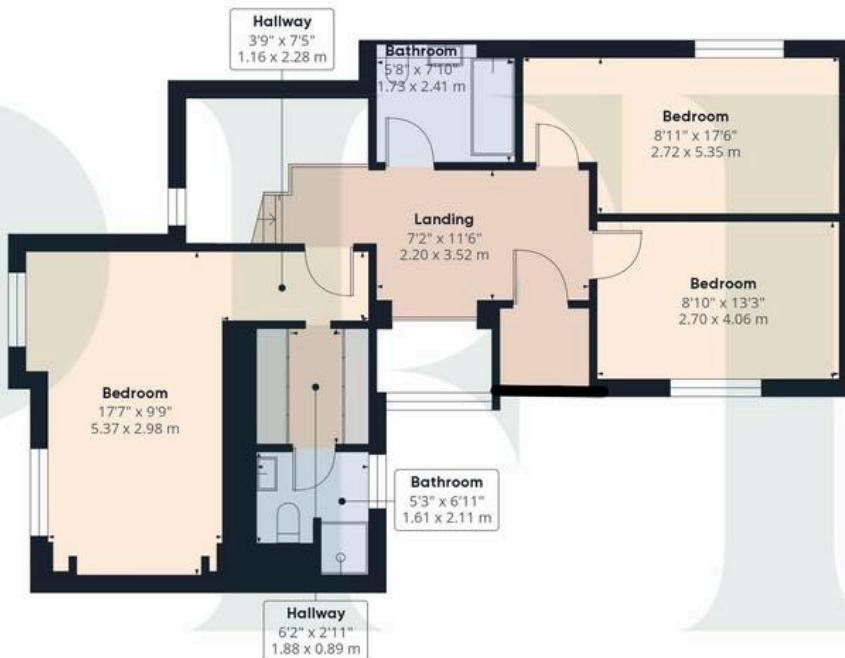




Approximate total area<sup>(1)</sup>

1894.33 ft<sup>2</sup>

175.99 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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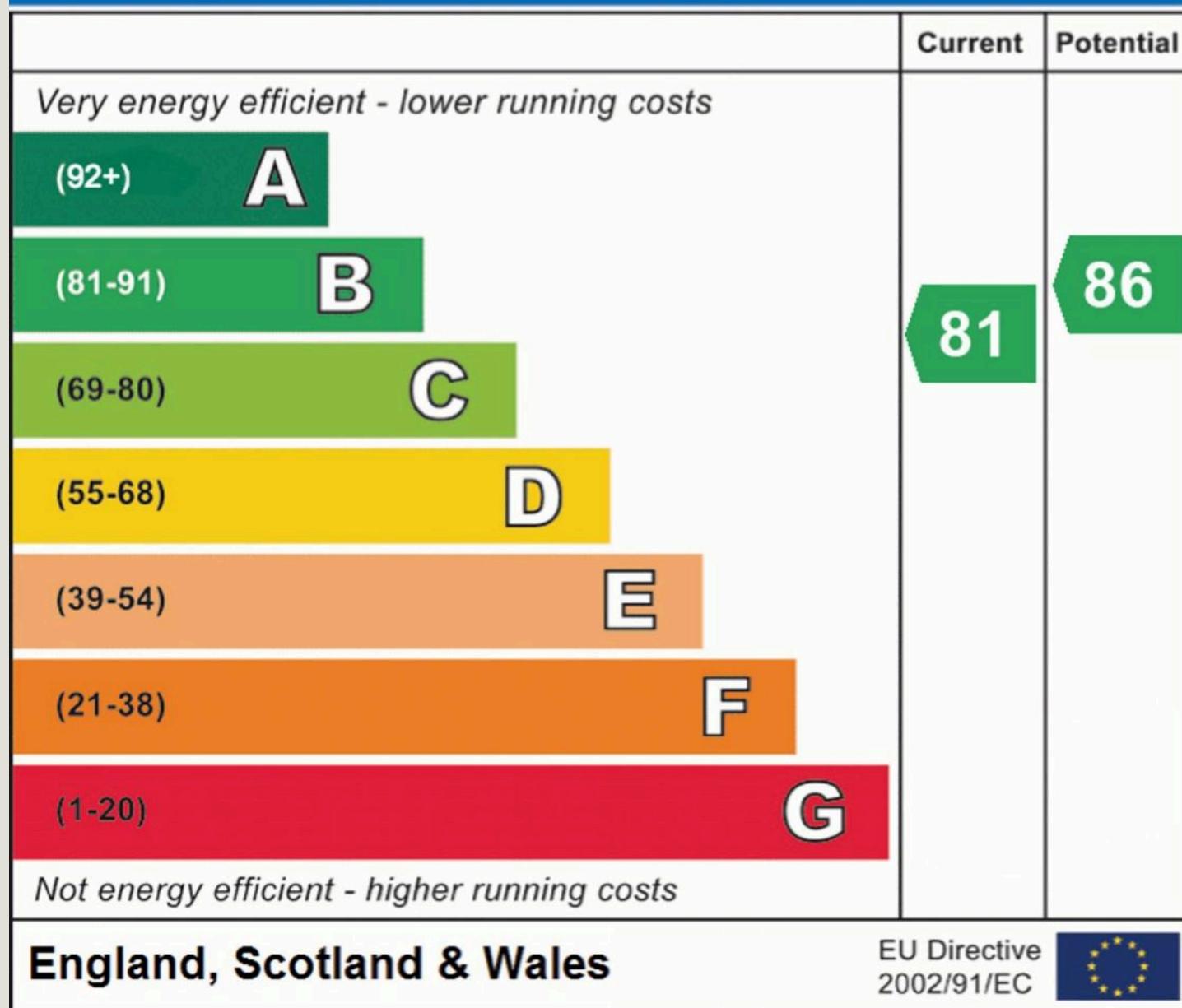
**Services**

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referral & Other Payments**

PK 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 PK 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; 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. All figures quoted are inclusive of VAT.

# Energy Efficiency Rating





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