



 4
Bedrooms

 2
Bathrooms









Property Description

Situated in the picturesque setting of Row Brow, Dearham, this 4-bedroom farmhouse offers a blend of traditional charm and modern convenience. The property boasts two bathrooms, including a convenient en-suite, and three reception rooms, providing versatile living spaces. Each of the four bedrooms is a double, ensuring ample space for family members or guests. The farmhouse is complemented by large gardens, perfect for outdoor activities and relaxation, and off-road parking, adding to the convenience of rural living.

The layout of the farmhouse includes a welcoming entrance hall leading to the main reception areas. The three reception rooms offer flexibility for use as living, dining, or family rooms, catering to various lifestyle needs. The kitchen is designed to accommodate modern appliances, making meal preparation a straightforward task. The property's bathrooms are well-appointed, with the en-suite providing additional privacy and convenience for the main bedroom.

Externally, the farmhouse is surrounded by expansive gardens, offering a peaceful retreat and ample space for gardening enthusiasts. The off-road parking facilities ensure that vehicle storage is hassle-free, a valuable feature in this rural setting.

This exceptional property presents a rare and exciting development opportunity, comprising a charming detached barn with full planning permission granted for conversion into a stylish residential dwelling, offering scope to create a unique home in a desirable setting. In addition, the sale includes a separate parcel of land with clear potential for future planning (subject to the necessary consents), providing further scope for development or investment. Set within attractive surroundings and enjoying excellent access to local amenities and transport links, this is an outstanding prospect for developers, self-builders, and those seeking a versatile site with significant potential.

Maryport, located in Cumbria, provides a range of amenities including local shops, schools, and healthcare facilities, ensuring that daily necessities are within easy reach. The area is known for its natural beauty, with opportunities for outdoor activities such as hiking and cycling in the surrounding countryside. Public transport links are available, connecting Maryport to nearby towns and cities, facilitating commuting and travel.

The property is situated in a region that values energy efficiency, and while specific EPC details are not provided, prospective buyers are encouraged to inquire further to understand the property's energy performance and potential for improvements.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016 **Email:** info@mitchellsestateagency.co.uk

SERVICES The property benefits mains electricity, water, gas and drainage. The central heating is provided by a gas boiler.



Floor 0



Floor 1



Floor 0 Building 2



Floor 1 Building 2

Mitchells

Approximate total area^m
4377 ft²
406.5 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

