



High Carley

Docker, Kendal, LA8 9BJ

Guide Price £465,000

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Enjoying spectacular views across the surrounding countryside and to the Whinfell fell range, this charming two bedroom semi-detached barn conversion occupies a truly picturesque rural setting on the edge of the Lake District. The property is complemented by approximately 1.5 acres of land, incorporating a delightful meadow, woodland and a particularly dramatic stretch of river, creating a wonderful haven in which to enjoy the tranquility and natural beauty of its surroundings. The present owners have made a few additions to the property over the years including a garage extension, new windows and doors, new Atlantis kitchen, air source heating and solar panels to name just a few.

The property forms part of an attractive and exclusive cluster of just four dwellings, peacefully positioned at the head of a private lane accessed from the A685 Kendal, within the scattered rural community of Docker and approximately half a mile from the village of Grayrigg. The nearby hamlet of Grayrigg benefits from a strong sense of community and offers a range of local amenities including a well-regarded primary school, church and village hall. The surrounding countryside is a particular delight, offering excellent opportunities for walking, cycling and enjoying the area's outstanding natural beauty.

Despite its peaceful rural position, the property is conveniently placed for the historic market town of Kendal, widely regarded as the gateway to the Lake District, offering an excellent range of shops, cafés, restaurants and everyday amenities. The M6 motorway is within easy reach, while Oxenholme Railway Station, on the main West Coast line between London and Glasgow, provides superb transport links for travelling further afield.



Accommodation

From the driveway the front door leads into the ground floor.

Entrance Hall

Reception hallway with space to hang coats and store shoes under the stairs, there is also a built-in cupboard. A hallway continues through the ground floor giving access to the bedrooms, bathroom and utility room.



Bedroom One

A large master bedroom with ample space for a dressing area, enjoying plenty of light from 3 skylights and 3 windows looking out to the garden. A feature of this room is the vaulted ceilings and log burner sat on a traditional Lakeland slate plinth. If desired this room is large enough to be split into 2 bedrooms, increasing the house to 3 bedrooms in total with minimal work.

Bedroom Two

A double bedroom with large window and exposed feature beam.



Bathroom

Family size bathroom comprising roll top bath, separate shower cubicle, vanity wash basin set on a granite unit and WC. The bathroom is finished with tiled walls and floor and has a heated towel rail.



Utility Room

A useful room, offering ample storage, side board and space and plumbing for washing machine and freezer.



First Floor

Stairs from the entrance hall lead up to the open plan living area.



Open Plan Living/Kitchen

A splendid open plan living space accommodating a fitted kitchen, dining area and lounge set within a vaulted ceiling space exposing the beams and trusses and complimented by traditional exposed floorboards. Windows and doors on three sides provide plenty of light and capture the views of the countryside and fells beyond. Central to the room is large wood burning set on a slate hearth making this a focus point of the room. The newly installed fitted kitchen offers a range of solid oak shaker style units finished with a stone worktop and well equipped with Neff grill/oven, electric induction hob, extractor hood, dishwasher, inset sink unit and space for fridge/freezer.



Sunroom

Leading off the living space is a fully double glazed conservatory offering a fabulous space to sit and enjoy the scenery. French patio doors from the sunroom give access to the balcony.



Balconies

There are two balconies, both accessed from the living areas and enjoying different perspectives of the countryside and fells views.



Garage

Built by the present owners in 2023, the cedar clad garage extension has double doors accessible from the garden patio, ample space for a work bench with electric and lighting fitted. An internal door leads through to the ground floor main bedroom.





Outside/Land

Immediately outside the property is parking for 3 cars, a lawned garden area with shrub borders and a slate patio area for alfresco dining, plus a convenient undercroft wood store providing extra storage for logs and more. In addition, directly opposite the property via a short section of a field in separate ownership is a wonderful parcel of land of around 1.5 acres comprising of outdoor sink and water supply, a pasture/meadow, a useful timber workshop/store, vegetable beds, soft fruit bushes and establishing orchard, and a parcel of attractive woodland of mainly deciduous trees which has a man-made pathway through which leads to a stretch of the river Mint, ideal for having a refreshing dip. (The fishing rights are in separate ownership).

Services

Mains electric. Shared septic tank drainage with neighbours (replaced 3 years ago). Shared water supply with neighbours from Spring, maintained between them and filtered at a pumping shed. Air source pump for heating and solar panels.

Tenure

Freehold.

Council Tax Band

D

Directions

What3words ///neckline.destiny.digress

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk





Floor 0



Floor 1



Approximate total area ⁽¹⁾
1264 ft ²
117.4 m ²
Balconies and terraces
224 ft ²
20.8 m ²
Reduced headroom
11 ft ²
1 m ²

(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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.