



 **3**  
Bedrooms

 **1**  
Bathroom







# Three-Bedroom End-Terrace Home with Renovation Potential, Large Attached Garage and Optional Agricultural Land

Occupying a quiet position on a no-through road in Frizington, 10 Dyke Nook offers a peaceful setting with minimal passing traffic, making it an attractive choice for those seeking a more tranquil lifestyle. The property presents an excellent opportunity for purchasers looking to complete and personalise an ongoing renovation project, with works already commenced by the current owner.

The accommodation is arranged over two floors and includes a cosy living room, providing a comfortable space to relax and unwind. A second reception room offers versatile accommodation and is currently utilised as a ground-floor bedroom for an elderly relative. The room has been fully renovated, having been stripped back to brick, replastered and completed, creating a bright and attractive space that could continue to be used as a bedroom, dining room, home office or additional reception room. The kitchen provides practical workspace and storage, with access to the rear garden. To the first floor are three generously proportioned double bedrooms and a family bathroom fitted with essential fixtures and fittings.

A standout feature of the property is the substantial attached garage/workshop measuring approximately **7.14m x 10.47m**. Offering a wealth of possibilities, this versatile space could continue to serve as a garage and workshop, or may provide scope for extension of the existing accommodation, conversion to ancillary accommodation, or even the creation of a separate dwelling, subject to obtaining the necessary planning permissions and consents. Purchasers are advised to make their own enquiries with the local planning authority regarding any proposed development. Externally, the property benefits from a rear garden offering space for outdoor seating, gardening and family enjoyment. Full double glazing has been installed throughout the property, while on-road parking is available nearby.

A particularly appealing feature is the opportunity to acquire approximately **5.5 acres of agricultural land** situated to the rear of the property, available by separate negotiation. The land may appeal to those seeking a smallholding, equestrian use or additional amenity land, subject to any necessary consents.

Frizington offers a range of local amenities including shops, schools and recreational facilities, whilst the surrounding countryside provides beautiful scenery and excellent opportunities for walking and outdoor pursuits. The location also benefits from convenient access to the wider West Cumbria area.

## Key Features

- Quiet no-through road location
- Three double bedrooms
- Cosy living room
- Flexible second reception room/current ground-floor bedroom
- Renovation works already commenced elsewhere in the property
- Second reception room fully renovated and completed
- Kitchen with access to rear garden
- Family bathroom
- Large attached garage/workshop measuring approximately 7.14m x 10.47m
- Potential for extension, conversion or further development (subject to planning permission)
- Double glazing throughout
- Rear garden
- On-road parking
- Approximately 5.5 acres of agricultural land available by separate negotiation
- Excellent opportunity to complete and personalise remaining works

**EPC Rating: F (21)**

Offering substantial potential both inside and out, 10 Dyke Nook represents an exciting opportunity to acquire a peaceful village property with renovation potential, extensive garaging/workshop space and the option of additional agricultural land.

**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. The land is available by separate negotiation and will go through the conveyancing process as a separate sale. Your Solicitor and mortgage (if needed) must be able to deal with both residential and agricultural sales.

**VIEWING**

Strictly by arrangement with the Sole Agents:

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

**Tel: 01900 822016**

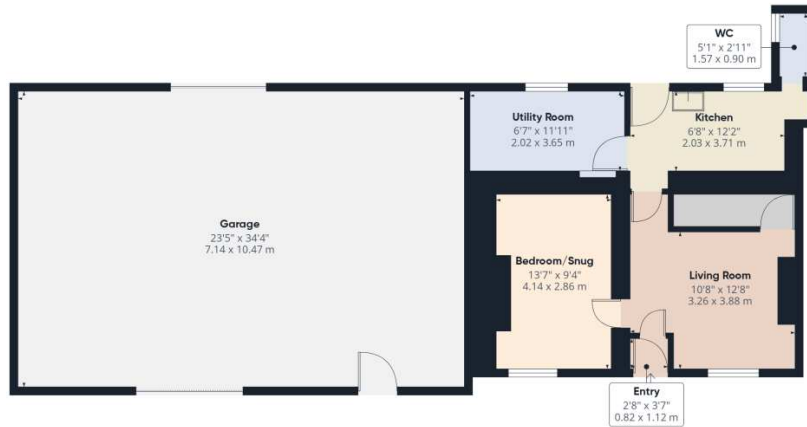
**Email: [info@mitchellsestateagency.co.uk](mailto:info@mitchellsestateagency.co.uk)**

**SERVICES**

The property benefits from mains electricity, gas and water and drainage. There is double glazing throughout.

**VALUED ADDED TAX (VAT)**

VAT will be charged if applicable.

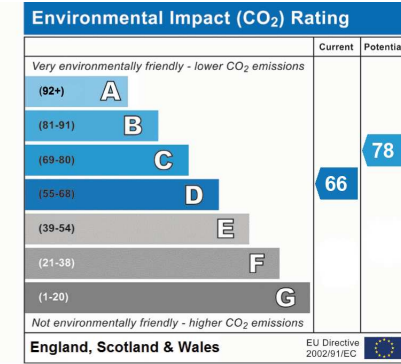
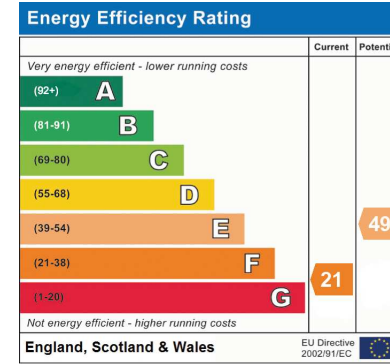


Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1743 ft<sup>2</sup>  
162 m<sup>2</sup>



Address: FRIZINGTON, CA26



(1) Excluding balconies and terraces

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

GIRAFFE360

