

2 Dean Mains Barn, Dean, Workington, CA14 4TJ

Guide Price £425,000

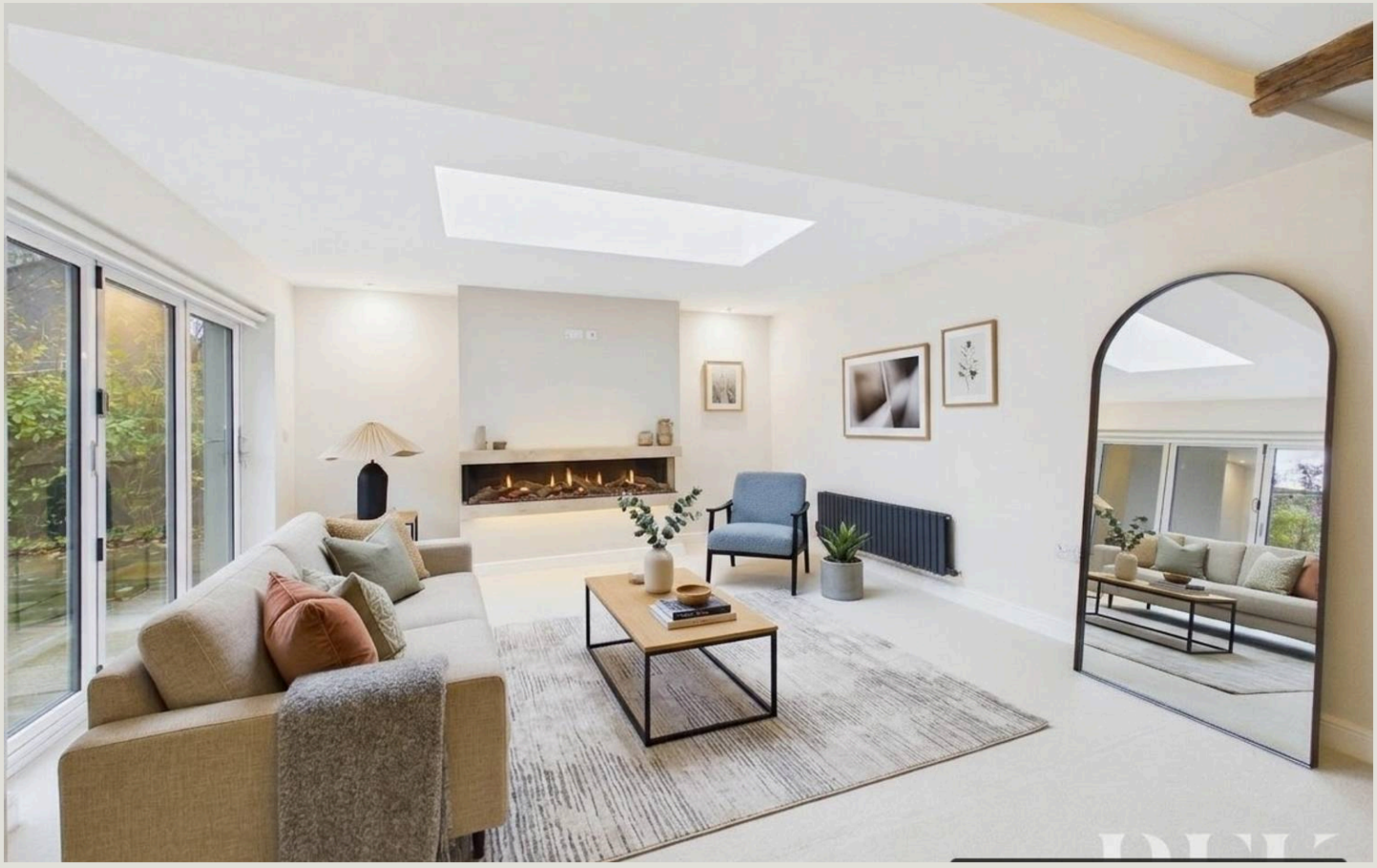
PFK

2 Dean Mains Barn

The Property:

An impressive three bedroom semi-detached barn conversion, thoughtfully extended to create a stylish and versatile family home, set within the peaceful hamlet of Dean. Combining charming character features with contemporary open plan living, this attractive property offers a wonderful balance of rural surroundings and everyday convenience, with Cockermouth and Workington both just a short drive away. The village also benefits from a lovely primary school and country pub, making this an appealing setting for those seeking a quieter pace of life without compromising on access to local amenities and employment opportunities.

The heart of the home is the impressive open plan living and dining space, enhanced by a modern kitchen with breakfast bar seating and a recently completed extension featuring bifold doors that open directly onto the rear courtyard garden. Flooded with natural light from a striking ceiling lantern, the additional reception area offers excellent flexibility as a snug, home office or playroom, complete with a contemporary wall mounted electric fire. A welcoming entrance hall, featuring an attractive stained glass front door, leads through to the beautifully proportioned accommodation, while a convenient ground floor WC adds to the practicality of the layout.







2 Dean Mains Barn

The property continued....

Upstairs, the charming galleried landing and exposed timber beams celebrate the property's barn heritage, leading to three well presented bedrooms, including a generous principal bedroom with an apex ceiling and bespoke fitted wardrobes, a further bedroom with an ensuite shower room, and a stylish contemporary family shower room.

Externally, the property is enclosed by an attractive stone wall and benefits from a generous driveway providing offroad parking for two to three vehicles, together with a delightful paved courtyard garden directly to the rear, accessed from the bifold doors and ideal for outdoor dining or relaxing. An additional outdoor store provides useful storage space. Combining character, contemporary style and versatile living accommodation, this is a particularly appealing home for families, couples or buyers relocating to the area, and one that deserves to be viewed to be fully appreciated.

- **Impressive 3 bed semi detached barn conversion**
- **Beautifully extended living accommodation**
- **Character features throughout**
- **Ideal for families, relocation or couples**
- **Courtyard garden & driveway parking**
- **Tenure: Freehold**
- **EPC rating D**
- **Council Tax: Band D**













2 Dean Mains Barn

Location:

Dean is a small, established village in west Cumbria, situated approximately four miles south west of Cockermouth and within easy reach of Workington. The village has its own Church of England primary school, historic St Oswald's Church and the popular Royal Yew country pub and restaurant, giving it a range of amenities close to home. Surrounded by open farmland and rolling Cumbrian countryside, Dean offers a quieter village setting whilst remaining well placed for everyday needs. Cockermouth is a short drive away, offering a traditional market town atmosphere with an excellent choice of independent shops, cafés, restaurants and supermarkets. Workington provides further shopping facilities, leisure amenities and employment opportunities, making the location particularly practical for commuters and those who need regular access to the wider area. The nearby A5086 also provides a useful road connection towards Cockermouth and the surrounding west Cumbrian towns. For those who enjoy walking and exploring the outdoors, the western edge of the Lake District National Park is also close by, with the wider Cumbrian landscape offering plenty to discover.

ACCOMMODATION

Entrance Hallway

Kitchen
20' 6" x 13' 6" (6.26m x 4.12m)

Cloakroom/WC
7' 6" x 2' 11" (2.29m x 0.88m)

Open Plan Family Room
27' 3" x 20' 3" (8.30m x 6.18m)

FIRST FLOOR LANDING

Bedroom 1
15' 0" x 10' 4" (4.58m x 3.14m)

Bedroom 2
12' 0" x 9' 7" (3.67m x 2.92m)

Bedroom 3
10' 4" x 9' 1" (3.15m x 2.77m)

En-Suite
4' 4" x 4' 4" (1.32m x 1.31m)

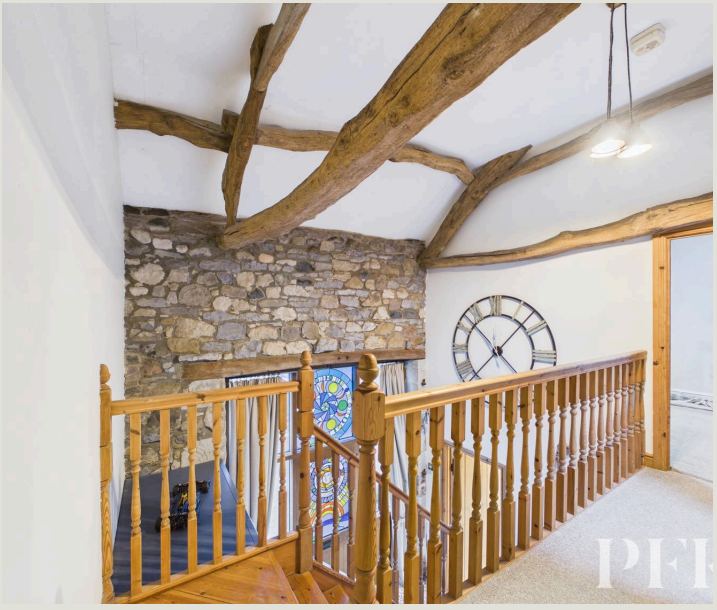
Family Shower Room
12' 6" x 4' 2" (3.82m x 1.27m)

Directions

The property can be located using either CA14 4TJ or W3W///boating.busy.beep













EXTERNALLY

Garden

The property enjoys a delightful paved courtyard garden directly to the rear, creating a natural extension of the living space thanks to the bifold doors from the main reception area. Enclosed by the property's stone boundary wall, this attractive outdoor area offers an ideal spot for dining, entertaining or simply relaxing outdoors.

Driveway

2 Parking Spaces

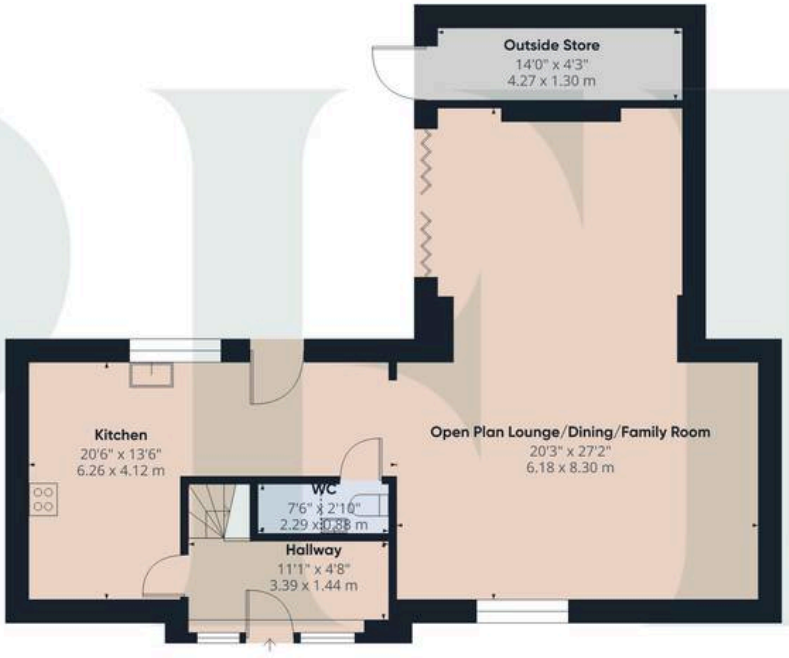
A particularly valuable feature is the generous driveway, providing offroad parking for approximately two to three cars and offering excellent practicality for households with multiple cars or visiting guests.






MORE


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Floor 0





Floor 1

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Approximate total area(1)

1228 ft²

114 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

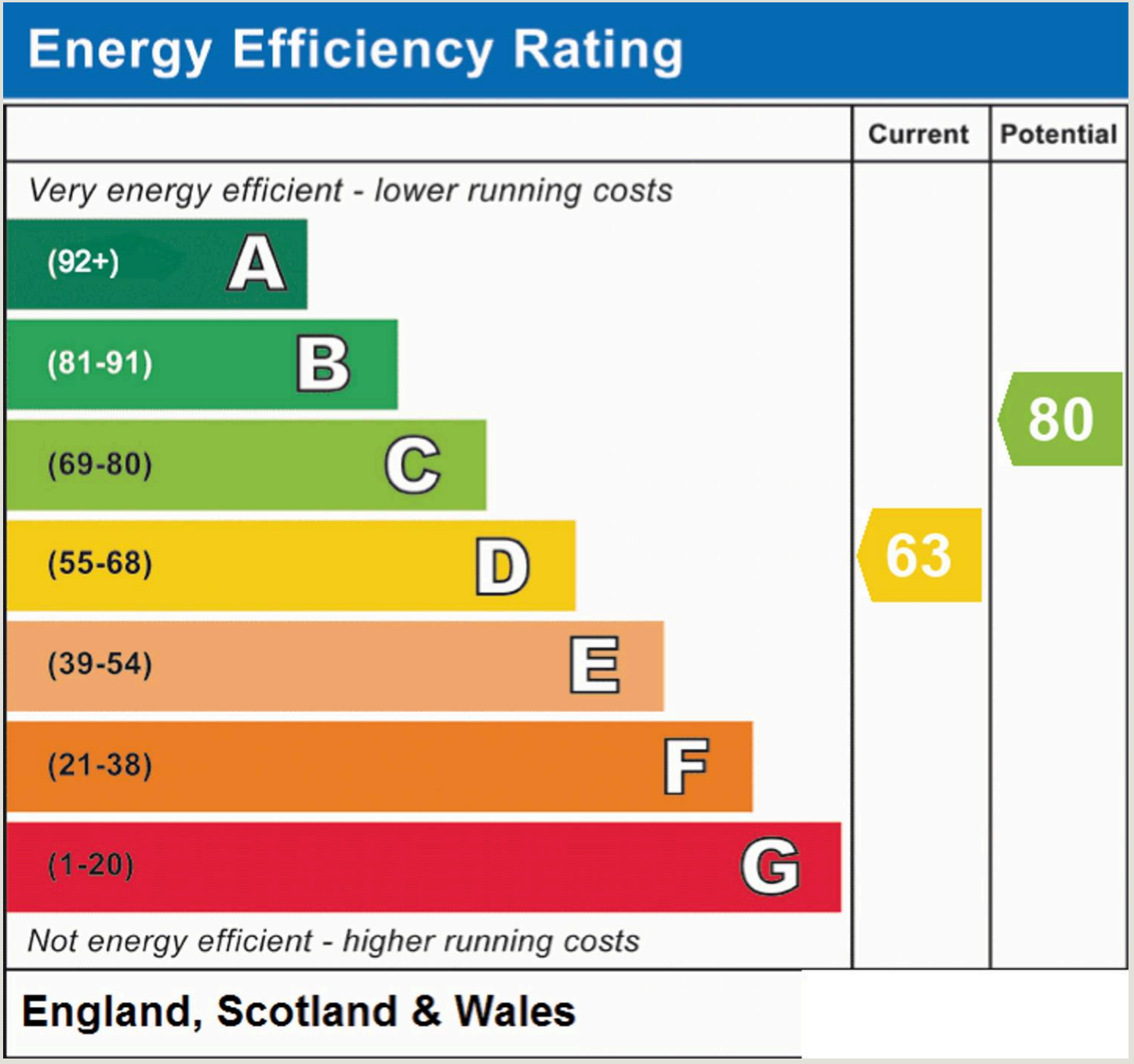
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services
Mains gas, electricity, water & drainage. Gas central heating and 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.

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