



12 Home Farm Close, Dearham, Maryport, CA15 7JB

Guide Price **£325,000**

PFK

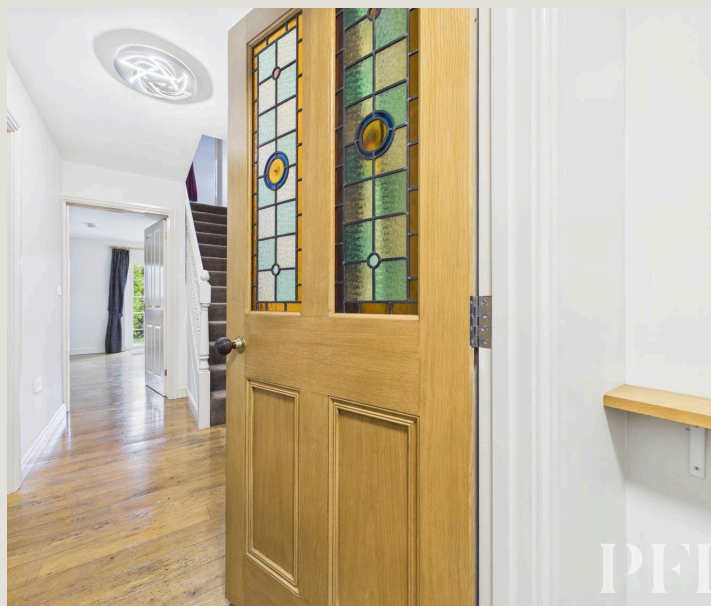
12 Home Farm Close

The property:

Situated within a quiet cul-de-sac in this ever popular and sought after village, conveniently located between Cockermouth and the Solway coast, this beautifully presented link detached family home enjoys an open rural outlook to the front. Offering spacious and versatile accommodation throughout, the property boasts two reception rooms, four double bedrooms, a principal ensuite, garage, driveway parking, and generous wraparound gardens.

The accommodation briefly comprises an entrance porch leading into the hallway, a well appointed kitchen with breakfast bar seating, a spacious lounge with French doors opening onto the rear garden, and a second reception room which offers flexibility as a dining room, family room, or additional sitting room. There is also a convenient downstairs WC and a useful utility area arranged over two rooms, incorporating excellent storage space with fitted shelving. The utility area provides internal access to the garage, which is currently used as a workshop and even benefits from a dog shower.

To the first floor are four double bedrooms, two of which are particularly generous in size and benefit from built-in storage cupboards. The principal bedroom enjoys the added luxury of an ensuite shower room, while the remaining bedrooms are served by a family bathroom.



12 Home Farm Close

The property continued...

A notable feature of the property is the loft space, accessed directly from the landing. The current owner has thoughtfully enhanced this area with boarded flooring and fitted shelving within the roof spaces, creating excellent storage. Subject to the necessary permissions and consents, there may also be potential for further development of this space.

Externally, the property benefits from wraparound gardens that have been carefully arranged to make the most of the available space. To the front is a paved seating area enclosed by secure fencing, with the gardens continuing around the side where apple trees and mature hedging provide a good degree of privacy. To the rear, there are lawned gardens, patio seating areas, and a versatile potting shed. Previously used as a greenhouse, this useful outbuilding could equally serve as a playhouse, storage area, hobby room, or, with some work, a more substantial additional space.

The property also benefits from driveway parking, an EV charging point, and the owners have enjoyed the practical advantage of the layby directly opposite the property for additional parking during their ownership.

Importantly, the fields opposite the property are privately owned and there are currently no plans for development.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a spacious and versatile family home in a highly desirable village location.





12 Home Farm Close

Location & directions:

Home Farm Close, Dearham is a modern cul-de-sac of executive style family homes, set within a popular residential area that appeals strongly to families and professionals alike. The village offers a strong sense of community and benefits from a range of local amenities, including a primary school within walking distance, making it particularly convenient for young families. The location provides excellent connectivity, with nearby access to Maryport and Cockermouth for a wider range of shops, services and leisure facilities. For commuters, the A66 is close at hand, offering straightforward links across the region, including to the energy coast and surrounding employment centres.

Directions

The property is easily found on Home Farm Close and is numbered 12. For satellite navigation, use the postcode CA15 7JB. Alternatively, the property can be located using What3Words: [///crate.assorted.awakening](https://www.what3words.com/?q=///crate.assorted.awakening)

- **Beautifully presented 4 double bed link detached family home**
- **No Onward Chain**
- **Tenure: Freehold**
- **EPC rating C**
- **Council Tax: Band: D**

ACCOMODATION

GROUND FLOOR

Entrance Porch

5' 8" x 2' 11" (1.72m x 0.88m)

Entered via the front entrance door, with a wooden door featuring patterned glazed inserts leading into the welcoming entrance hallway.

Entrance Hallway

10' 0" x 3' 6" (3.06m x 1.06m)

Providing access to all downstairs rooms.

Kitchen

8' 10" x 13' 7" (2.68m x 4.15m)

Breakfasting kitchen fitted with a range of matching wall and base units, complementary tiled splashbacks, contrasting work surfaces, and a 1.5 bowl stainless steel sink with drainer. Integrated dishwasher, cooker with gas hob and extractor hood above, useful shelving, and a breakfast bar providing seating for three. Tiled flooring throughout, window to the front elevation, and a wall mounted television, which is included within the sale.

Lounge

15' 3" x 10' 7" (4.66m x 3.22m)

Wood effect flooring, window to the front elevation, French doors opening to the rear garden, and a large built-in storage cupboard.

Second Lounge/Dining Room

10' 2" x 18' 4" (3.10m x 5.58m)

Spacious second reception room, offering excellent flexibility as an additional lounge, dining room, or family room, with a window overlooking the rear garden.

WC

4' 7" x 2' 10" (1.40m x 0.86m)

Fitted with a WC and wash hand basin, with an obscured window to the front.



Utility Room

6' 4" x 6' 9" (1.93m x 2.07m)

The first section of the utility room is fitted with matching wall and base units, a stainless steel sink with drainer, and a window to the front elevation. Tiled flooring continues through into the second utility area.

Secondary Utility Room

10' 6" x 8' 0" (3.20m x 2.45m)

The second utility area is fitted with an extensive range of matching wall and base units, complemented by contrasting work surfaces and tiled splashbacks. A washing machine is included within the sale. Steps lead up to a useful pantry/storage area measuring 3.20m x 2.45m, offering excellent space for food storage, shoes, coats, and outdoor equipment. There is also internal access into the garage.

FIRST FLOOR

Landing

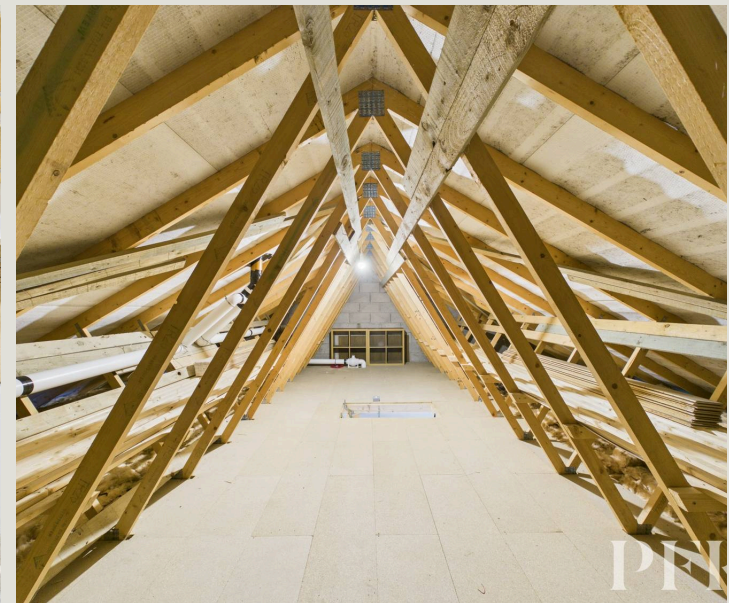
6' 0" x 12' 6" (1.84m x 3.81m)

Landing providing access to all four bedrooms and the family bathroom, with loft access via a pull down wooden ladder.

Loft

26' 3" x 8' 7" (7.99m x 2.61m)

This impressive loft space has been thoughtfully enhanced by the current owner to provide exceptional storage. The area benefits from boarded flooring, lighting, and extensive shelving within the eaves, creating a practical and easily accessible space. Subject to the necessary consents and permissions, the generous proportions may also offer potential for further development.



Bedroom 1

16' 8" x 10' 7" (5.08m x 3.22m)

Main bedroom with dual aspect windows to the front, storage cupboard, and access into the ensuite.

Ensuite Shower Room

6' 3" x 3' 5" (1.90m x 1.05m)

Ensuite shower room fitted with a three piece suite comprising WC, wash hand basin, and shower enclosure. Fully tiled walls and flooring, complemented by a heated towel rail and fitted mirror.

Bedroom 2

16' 8" x 10' 0" (5.09m x 3.04m)

Similar in size to the main bedroom, this bedroom also benefits from dual aspect windows to the rear, along with a useful storage cupboard.

Bedroom 3

8' 8" x 10' 10" (2.65m x 3.30m)

Double bedroom with window to the front.

Bedroom 4

8' 8" x 9' 4" (2.64m x 2.85m)

Double bedroom with window to the rear.

Bathroom

8' 8" x 4' 5" (2.65m x 1.34m)

Fully tiled walls and flooring, featuring a heated towel rail, WC, wash hand basin and bath with shower over, complemented by recessed spotlighting.





EXTERNALLY

Garden

Externally, the property benefits from wraparound gardens that have been carefully arranged to make the most of the available space. To the front is a paved seating area enclosed by secure fencing, with the gardens continuing around the side where apple trees and mature hedging provide a good degree of privacy. To the rear, there are lawned gardens, patio seating areas, and a versatile potting shed. Previously used as a greenhouse, this useful outbuilding could equally serve as a playhouse, storage area, hobby room, or, with some work, a more substantial additional space.

Driveway

3 Parking Spaces - The property also benefits from driveway parking.

EV charging - 1 Parking Space - EV charging point included within sale.

Offstreet

1 Parking Space

The owners have enjoyed the practical advantage of the layby directly opposite the property for additional parking during their ownership.

Garage

Single Garage

Currently used as a workshop, the property includes a workbench with an integrated vice, along with loft access above providing useful additional storage. The garage also benefits from a shower cubicle, currently used as a dog wash, ideal for cleaning pets before entering the utility room. Further features include an electric garage door.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1744 ft²

161.9 m²

Reduced headroom

134 ft²

12.4 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.

ADDITIONAL INFORMATION

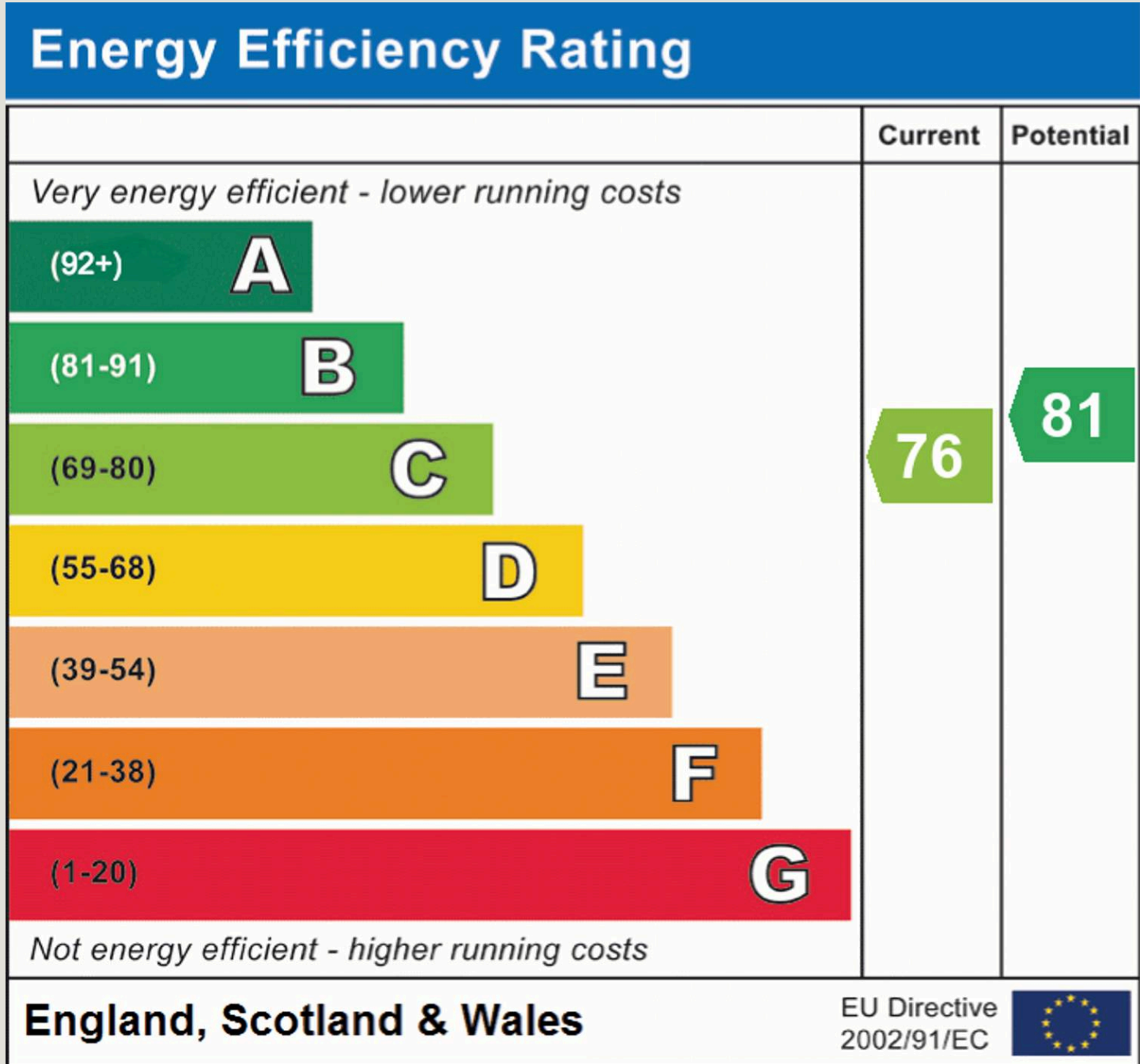
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.





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