



**HACKNEY
& LEIGH**

Dovenby

Offers in the region of £525,000

Limetree House, Dovenby, Cockermouth, CA13 0PN

A charming comprehensively upgraded detached four bedroom Grade 11 listed period house dating from circa 1771 together with a recently converted one bedroom stone built barn ideally suitable for co-generational occupancy or providing a separate rental income subject to obtaining all necessary consents.

These exceptionally appealing properties occupy an idyllic approximately 0.5 acre corner site with extensive delightful surrounding mature gardens nestling in Dovenby village centre situated approximately 2.5 miles from Cockermouth and close to the Lake District National Park. Viewing is highly recommended.

Quick Overview

Charming detached four bedroom Grade 11 listed period house from circa 1771
Adjacent one bedroom recently converted barn
Idyllic approximately 0.5 acre corner site in Dovenby village centre
Approximately 2.5 miles from Cockermouth
Close to the Lake District National Park
Versatile accommodation
Characterful original period features
Delightful surrounding extensive mature gardens including an orchard
Expansive rear courtyard providing generous on-site parking
Viewing highly recommended

Property Reference: KW0569



5



2



3



N/A



Ultrafast
Broadband
Available



4



Living Room



Living Room



Sitting Room



Open Plan Dining Kitchen

Accommodation

Main House

Ground Floor:

Entrance Hall | Living Room | Sitting Room | Open Plan Dining Kitchen

First Floor:

Landing | Bedroom 1 | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom

Barn

Open Plan Living Room / Dining Kitchen | Bedroom / En-suite Shower Room

Outside

Driveway | Courtyard | Surrounding Gardens | Terrace | Orchard | WC | Boiler Room | Utility Room | Shed

Services

Mains water, electricity, gas and drainage. Gas central heating to the main house. Electric heating to the barn.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney & Leigh's Keswick office.



Living Room



Open Plan Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Directions

From Cockermouth town centre proceed west on the A594 heading towards Maryport. After passing Dovenby Hall turn left where signposted to Dovenby and continue into the village centre. The property is located on the right as the road bears to the right.

What3words

///include.floating.rudder

Price

Offers in the region of £525,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).



Front Elevation



Orchard



Rear Elevation and Barn



Orchard

Request a Viewing Online or Call 01768 741741

Meet the Team

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dedicated viewing team
Call **01768 741741** or request
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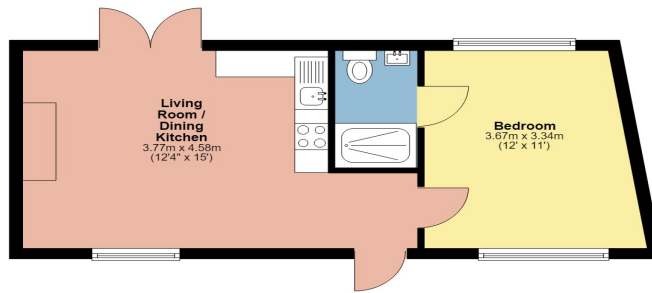
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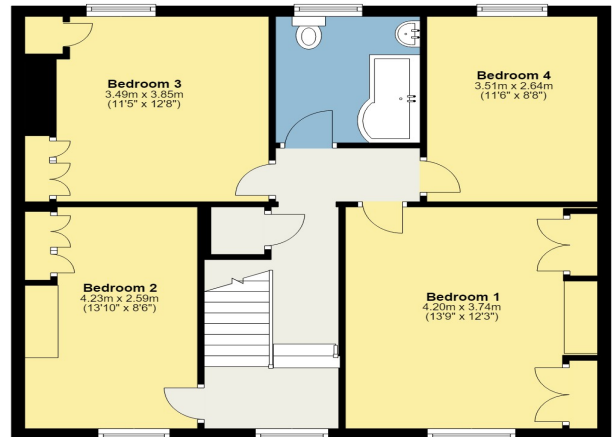
Lime Tree Barn, Dovenby, Cockermouth
Approx. 34.2 sq. metres (368.1 sq. feet)



Ground Floor
Approx. 86.7 sq. metres (932.8 sq. feet)



First Floor
Approx. 66.0 sq. metres (711.9 sq. feet)



Total area: approx. 188.8 sq. metres (2032.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Lime Tree House, Dovenby, Cockermouth

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Request a Viewing Online or Call 01768 741741