



5 Pottery Lane, Dearham, Maryport, CA15 7ET

Guide Price £285,000

PFK

# 5 Pottery Lane

## The Property:

A beautifully presented and on trend three bed detached property, situated on the private road of Pottery Lane. Finished in neutral, modern décor throughout, the property offers well proportioned accommodation in excellent order, making it an ideal home for young couples or families seeking a stylish, move-in ready residence.

The accommodation briefly comprises an entrance opening into a generous dining area with French doors to the garden, a recently fitted contemporary kitchen, cloakroom/WC, and a separate lounge. To the first floor are three double bedrooms, including a principal bedroom with ensuite, along with a modern family bathroom. Externally, the property benefits from private parking for two vehicles and low maintenance side and rear gardens with patio area.

A huge added bonus of this property is that it comes with no onward buying chain.





## 5 Pottery Lane

### Location & directions:

Dearham is a large, well served village located just a few miles from Maryport and the Cumbrian coast. It offers a good range of local amenities, including a primary school, village shop, pub, and post office. With easy access to the A594 and A66, it's well positioned for commuting to Workington, Cockermouth and beyond, while still enjoying a semi-rural setting. The village is popular with families and those seeking a quieter lifestyle within reach of the Lake District National Park.

### Directions

The property is easily located on the private street of Pottery Lane, or even more conveniently using the What3Words location:  
[///cavalier.notch.ends](https://what3words.com/cavalier.notch.ends).

- No onward chain
- Stylish & well presented 3 bed detached home
- Modern décor throughout with spacious, move-in ready accommodation
- Generous dining area with French doors
- Private parking for two cars
- Contemporary kitchen & separate lounge
- Council Tax: Band C
- Tenure: Freehold
- EPC rating B

## ACCOMMODATION

### Living Room

13' 9" x 14' 1" (4.20m x 4.30m)

A stunning, bright and beautifully neutral living room, featuring a bespoke media wall with ambient inset lighting and a striking feature electric fireplace.

### Kitchen

9' 6" x 15' 7" (2.89m x 4.76m)

A recently installed ultra modern kitchen, showcasing sleek, black handleless cabinetry and luxurious quartz worktops. Designed for both style and functionality, it features a central breakfast bar with seating, a wine cooler, built in oven with hob over, and a contemporary ceiling mounted extractor. The space is completed with an inset sink and brushed gold tap set beneath a rear facing window, a convenient door to the garage, and stylish tiled flooring throughout.

### Dining Room

14' 11" x 12' 6" (4.54m x 3.81m)

Flowing seamlessly from the front door, the dining area spans much of the ground floor and offers excellent versatility – easily adaptable as a living space if desired. There's ample room for a six seater dining table, with French doors opening out onto the rear garden. The space also provides access to the staircase and additional downstairs rooms, while feature wall panelling adds a touch of character.

### Cloakroom/WC

With WC, wash hand basin and feature tiled splashback.



## FIRST FLOOR LANDING

### Bedroom 1

14' 1" x 9' 3" (4.28m x 2.83m)

A front facing double bedroom, with access into the ensuite.

### Ensuite Shower Room

3' 3" x 6' 7" (0.98m x 2.00m)

A contemporary shower room featuring a shower enclosure, WC, and a wash hand basin with a vanity unit and mirrored cabinet above.

### Bedroom 2

9' 5" x 14' 3" (2.88m x 4.35m)

Rear facing double bedroom.

### Bedroom 3

8' 9" x 9' 10" (2.66m x 3.00m)

Rear facing double bedroom, currently used as an office.

### Bathroom

7' 1" x 7' 1" (2.17m x 2.17m)

A modern and well appointed bathroom fitted with a three piece suite comprising concealed cistern WC and wash hand basin set in a vanity unit with mirrored unit over.

Additional highlights include tiled flooring, a chrome heated towel rail, a bath with overhead shower, and a stylish tiled wall for a contemporary finish.





EXTERNALLY

#### Garden

Externally, the property benefits from a low maintenance side and rear garden with patio area.

#### DRIVEWAY

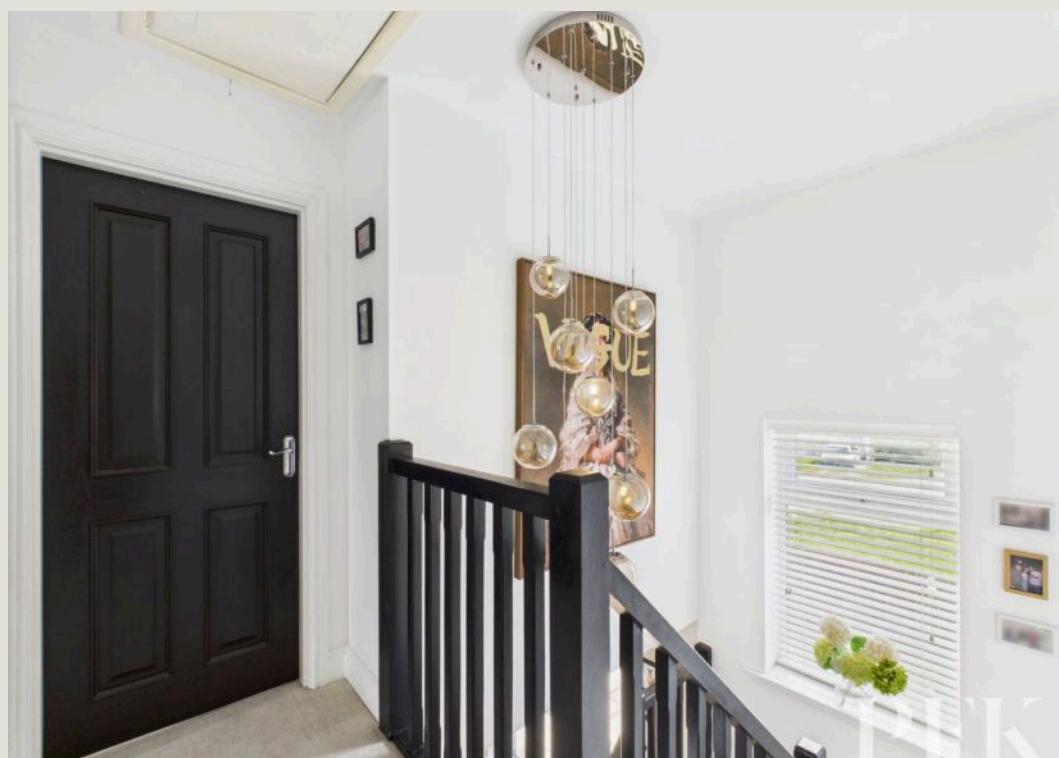
2 Parking Spaces

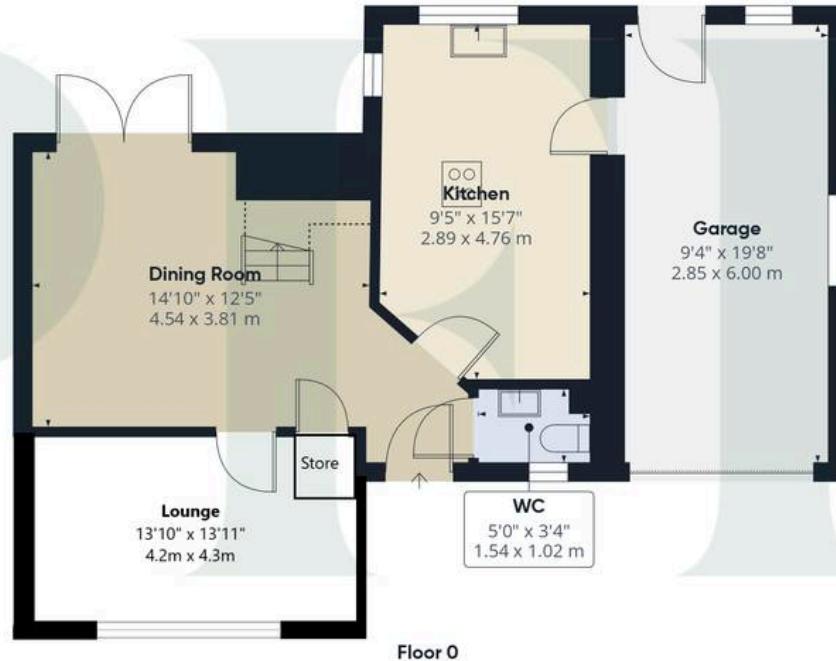
#### GARAGE

Single Garage

With electric up and over door & includes storage cupboards.





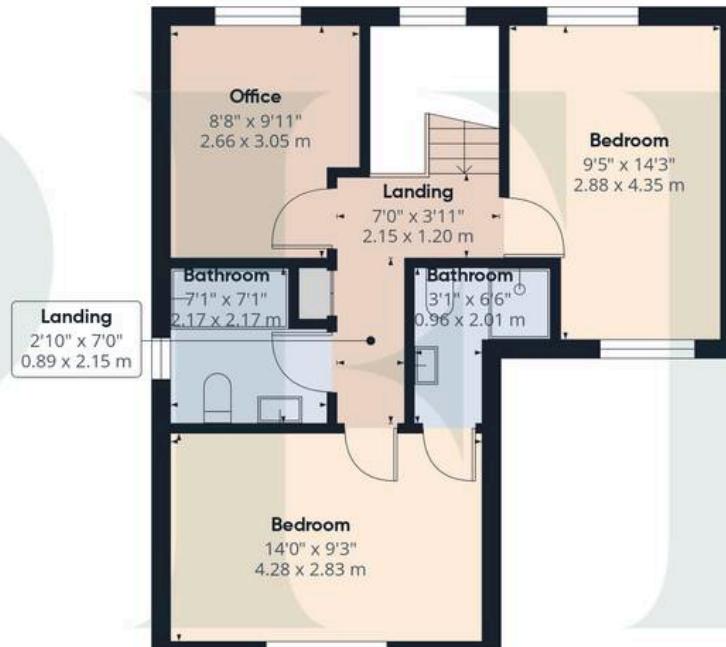


Approximate total area<sup>(1)</sup>

1017 ft<sup>2</sup>  
94.7 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>



(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.

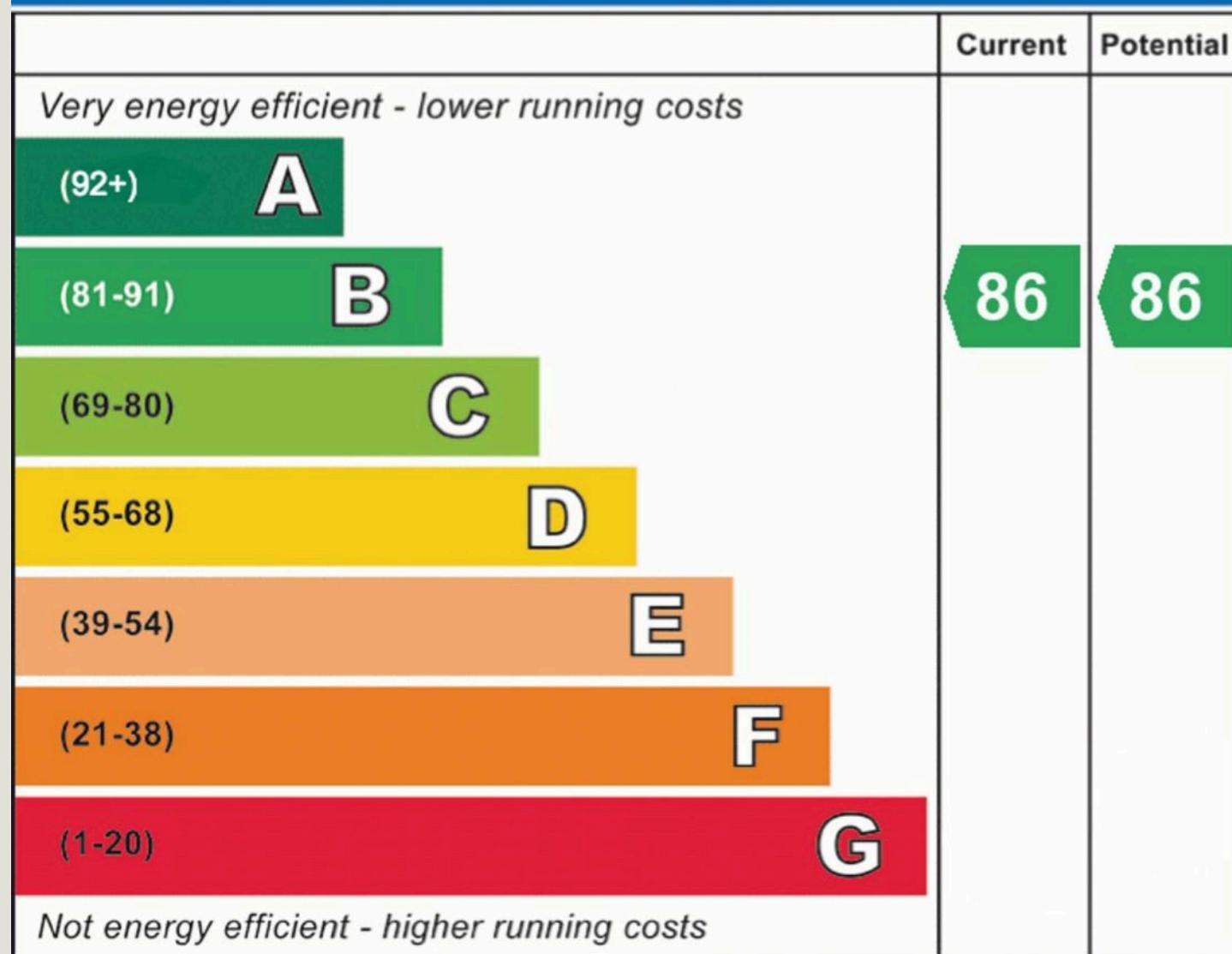
**Services**

Mains electricity, gas, water & drainage; gas central heating; 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.

**Referral & Other Payments**

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

# Energy Efficiency Rating



**England, Scotland & Wales**

EU Directive  
2002/91/EC





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria – CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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