



Beck House, Dovenby, Cockermouth, CA13 0PN

Guide Price £240,000

PFK

Beck House

The Property:

This charming two bedroom period house blends classic features with thoughtful modern enhancements, offering a warm and inviting atmosphere throughout. Step inside to discover an open plan living area adorned with beautiful wooden flooring, a cosy wood burning stove, and exposed wooden staircase, all bathed in natural light from large windows. The stylish galley kitchen boasts modern cabinetry and ample countertop space, perfect for home cooks and entertaining. Both bedrooms are bright and cosy, while the bathroom delights with decorative blue and white tiles, a classic bath tub with shower, and practical built-in storage.

Additional benefits include plentiful ofroad parking with a gated entrance, a secure garage for further parking or storage, and a private, fenced garden - ideal for children's play or relaxing outdoors. The property's period features and rustic appeal create a unique sense of character, while practical touches such as built-in shelving, storage sheds, and a dedicated desk nook enhance daily living. This home promises a harmonious balance of comfort, style, and functionality, making it an exceptional choice for couples, small families, or those seeking a welcoming retreat. Early viewing is highly recommended, as opportunities to secure such a delightful home are rare.





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Location & directions:

Dovenby is a small, picturesque village in Cumbria, located just a few miles from the market town of Cockermouth. Surrounded by beautiful countryside, it offers a peaceful rural setting with a strong sense of community. Despite its quiet charm, Dovenby is well placed for access to the Lake District National Park, the Solway coast, and local amenities in nearby towns and is ideal for those seeking village life with excellent connections.

Directions

The property can be found under postcode CA13 0PN

- **Two bed character cottage**
- **Quiet rural village location**
- **Large lounge dining room**
- **Garden, garage & offroad parking**
- **No onward chain**
- **EPC rating E**
- **Council Tax: Band C**
- **Tenure: Freehold**



ACCOMMODATION

Entrance Hall

7' 0" x 2' 8" (2.13m x 0.81m)

Accessed via UPVC door with double glazed insert, partially tiled walls and quarry tiled flooring.

Kitchen

6' 11" x 12' 3" (2.11m x 3.73m)

Side aspect room comprising a range of base and wall units in a light grey shaker style finish with complementary wood effect countertop. Belfast sink with mixer tap, point for electric cooker, plumbing for undercounter washer and dryer, point for fridge freezer, extractor fan, tiled splashback and quarry tiled flooring.

Living Room

20' 9" x 15' 1" (6.32m x 4.59m)

Spacious dual aspect room with multi fuel stove in slate hearth and exposed wooden floor boards, space for three piece suite and four person dining table, points for TV, telephone and broadband. UPVC door with double glazed inserts leading to parking area and garden.

FIRST FLOOR LANDING

5' 10" x 8' 6" (1.77m x 2.59m)

Loft access via hatch, exposed beam.

Bedroom 1

10' 0" x 9' 1" (3.06m x 2.76m)

Front aspect double bedroom with partial wood panel wall.

Bedroom 2

10' 4" x 12' 2" (3.15m x 3.70m)

Front aspect double bedroom with built in storage cupboard.

Bathroom

7' 2" x 10' 3" (2.19m x 3.12m)

Front aspect room comprising three piece suite with shower over bath, WC and wash hand basin. Tiled walls, exposed wooden floorboards, built in airing cupboard.



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Garden

A private lawned garden sits adjacent to the property.

Off street

Offstreet parking for two cars in the courtyard to the rear of the property.

Garage

Detached single garage providing parking for one car.

ADDITIONAL INFORMATION

Services

Mains electricity water and drainage. Electric heaters and immersion tank for hot water. 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 Fee Disclosure

PKF works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



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Approximate total area⁽¹⁾

814 ft²

75.4 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS (PIAS) 2C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFEMO

Energy Efficiency Rating

Current Potential

Very energy efficient - lower running costs

(92+)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

82

28

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive
2002/91/EC





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