



2 Docker Hall Cottages, Docker
£260,000



2 Docker Hall Cottages

Docker, Arkholme

Occupying a peaceful rural position within the hamlet of Docker, this traditional semi detached cottage enjoys attractive views across the surrounding countryside whilst remaining accessible to Kendal, Kirkby Lonsdale and the M6. Originally constructed as farm workers' cottages, the property offers comfortable accommodation, generous outside space and excellent potential for a purchaser to make it their own.

The ground floor accommodation includes a spacious dual aspect sitting room, where windows to both sides allow plenty of natural light to flood the space. A wood burning stove creates an attractive focal point and adds warmth and character. The kitchen is complemented by a useful walk-in pantry together with a practical utility room and ground floor WC, providing functionality for everyday living.

To the first floor are three bedrooms, including two doubles, together with a family bathroom. Whilst some cosmetic updating may be desired, the property already benefits from a fitted kitchen, bathroom, electric radiators and double glazing, providing an excellent foundation for future improvements.

Externally, the property enjoys gardens to both the front and rear. The generous rear garden is predominantly laid to lawn and enjoys a pleasant outlook across neighbouring fields and surrounding countryside, creating a wonderful outdoor space for families, gardening enthusiasts or simply enjoying the peaceful setting. To the front, there is a further garden area together with on street parking for two cars.

Offering countryside living, character features and excellent potential, this property presents an exciting opportunity to acquire a home within a sought after rural location whilst remaining connected to nearby towns and transport links.

- Traditional semi detached cottage in a peaceful rural setting
- Spacious kitchen with useful walk-in pantry
- Spacious dual aspect sitting room with wood burning stove
- Practical utility room and ground floor WC
- Three bedrooms, including two doubles
- Family bathroom
- Generous rear garden enjoying countryside views
- Front garden and parking space
- Opportunity to modernise and personalise
- Conveniently located for Kendal, Kirkby Lonsdale and M6 connections

WHAT3WORDS:///completed.tissue.professes

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





ENTRY

8' 6" x 6' 6" (2.58m x 1.98m)

LIVING ROOM

18' 4" x 11' 11" (5.59m x 3.63m)

KITCHEN

11' 6" x 11' 5" (3.50m x 3.48m)

PANTRY

6' 4" x 2' 6" (1.92m x 0.76m)

UTILITY ROOM

9' 6" x 5' 8" (2.90m x 1.73m)

WC

4' 6" x 2' 4" (1.37m x 0.71m)

LANDING

8' 9" x 3' 4" (2.67m x 1.02m)

BEDROOM

11' 9" x 10' 10" (3.59m x 3.29m)

BEDROOM

12' 0" x 8' 4" (3.67m x 2.54m)

BEDROOM

8' 10" x 7' 2" (2.69m x 2.18m)

BATHROOM

5' 11" x 5' 3" (1.81m x 1.60m)



SERVICES

Mains electric, non mains water, non mains drainage

EPC RATING E

COUNCIL TAX BAND currently **Band C**

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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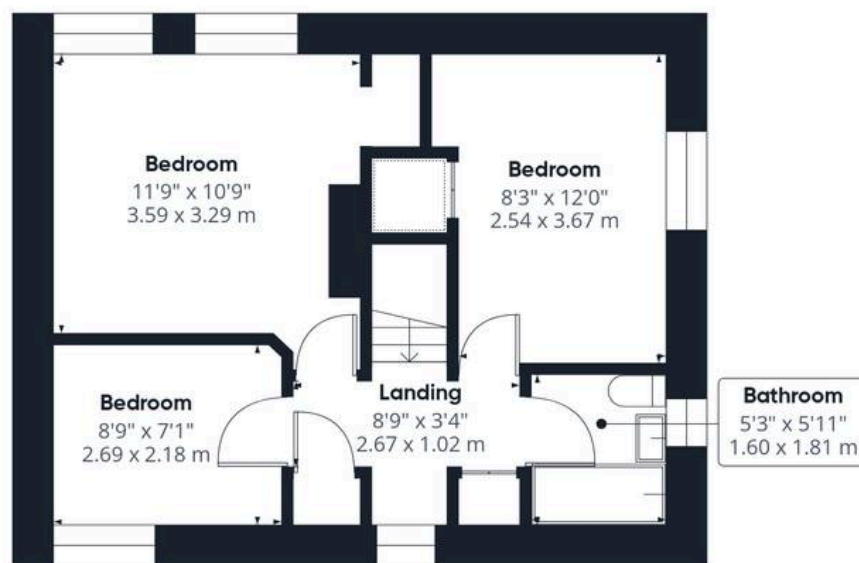


Ground Floor

Approximate total area⁽¹⁾

888 ft²

82.6 m²



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360



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