



Oldfield Cottage, Docker
£550,000



Oldfield Cottage

Docker, Kendal

Occupying a delightful rural setting within the sought after hamlet of Docker, Oldfield Cottage enjoys beautiful countryside surroundings and a wonderful sense of peace and seclusion. Combining generous accommodation, approximately 6 acres of land and stables, the property offers an increasingly rare lifestyle opportunity whilst remaining within easy reach of Kendal and its amenities.

The accommodation is both spacious and versatile, with the ground floor centred around a generous dining kitchen and a welcoming sitting room with feature fireplace. A rear entrance porch, front porch and inner hallway provide practicality, whilst the layout offers flexibility for a variety of living arrangements.

A particular feature of the property is the adaptable bedroom accommodation. The ground floor includes two bedrooms, one benefitting from an en suite shower room, together with a separate shower room. To the first floor are four further double bedrooms and a family bathroom, creating an ideal layout for larger families, multi generational living or those requiring additional space for guests, hobbies or home working.

Externally, the property benefits from ample parking together with approximately 6 acres of land, attractive conifer woodland and 11 stables. The land and outbuildings offer excellent potential for equestrian interests, smallholding use or those simply seeking additional outdoor space to enjoy.

Combining flexible accommodation, land, stables and countryside surroundings, Oldfield Cottage presents a fantastic lifestyle opportunity in a peaceful yet accessible location.

- Characterful cottage with flexible accommodation
- Spacious dining kitchen
- Sitting room with feature fireplace
- Six double bedroom layout arranged over two floors
- Ground floor principal bedroom with en suite
- Ground floor shower room and first floor bathroom
- Approx. 6 acres of land included and 11 stables
- Attractive conifer woodland and spring water supply
- Ample driveway parking
- Rural location within easy reach of Kendal and transport links

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ENTRY

5' 9" x 4' 6" (1.75m x 1.38m)

PORCH

11' 5" x 5' 10" (3.47m x 1.77m)

KITCHEN

24' 10" x 10' 3" (7.56m x 3.12m)

LIVING ROOM

24' 10" x 14' 2" (7.56m x 4.32m)

HALLWAY

BEDROOM

19' 4" x 11' 11" (5.89m x 3.62m)

EN SUITE

8' 1" x 6' 8" (2.46m x 2.03m)

BEDROOM

12' 9" x 11' 11" (3.89m x 3.64m)

BATHROOM

9' 6" x 8' 8" (2.90m x 2.65m)

LANDING

20' 1" x 7' 1" (6.12m x 2.15m)

BEDROOM

19' 3" x 11' 10" (5.86m x 3.60m)

BEDROOM

12' 6" x 10' 2" (3.82m x 3.09m)

BEDROOM

15' 4" x 8' 10" (4.67m x 2.70m)

BEDROOM

24' 6" x 13' 0" (7.47m x 3.97m)

BATHROOM

8' 7" x 7' 9" (2.61m x 2.37m)



SERVICES

Mains electric, mains gas, non mains water, non mains drainage

EPC RATING D

COUNCIL TAX BAND currently **Band E**

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

2113 ft²

196.2 m²

Reduced headroom

102 ft²

9.4 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.

GIRAFFE360



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