



Catterlen, Dovenby, Cockermouth, CA13 0PN

Guide Price £295,000

PFK

Catterlen

The Property:

Presented to the market in immaculate condition, this deceptively spacious home in the heart of Dovenby offers far more than first meets the eye. Behind its modest exterior lies a thoughtfully designed and well appointed property, featuring three generously sized bedrooms, open plan living and entertaining spaces, and a substantial, beautifully landscaped rear garden that provides a private and tranquil retreat.

This property combines style, space, and practicality in equal measure, making it an ideal home for families, professionals, or those seeking a peaceful village lifestyle within easy reach of local amenities.

- **3 bedroom semi-detached home**
- **Immaculately presented**
- **High quality fixtures & fittings**
- **Open plan kitchen/dining/sunroom**
- **Generous rear garden**
- **Council Tax: Band B**
- **Tenure: Freehold**
- **EPC rating D**





Catterlen

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

If travelling from Cockermouth, turn left opposite The Ship pub. Continue for a very short distance, then take the 2nd right by the post box onto a dead end road lined with houses. The property is located along this road. You can also find the exact location using the what3words address: [///elated.tougher.motoring](https://www.what3words.com////elated.tougher.motoring)



ACCOMMODATION

Entrance Hall

Living Room

12' 6" x 16' 4" (3.80m x 4.98m)

A front facing living space featuring attractive wood effect flooring, a large front window allowing plenty of natural light, provision for a log burning stove, and direct access to the open plan kitchen area.

Kitchen/Dining Space

9' 10" x 19' 8" (3.00m x 6.00m)

The spacious open plan kitchen and dining area comfortably accommodates a six seater dining table and features charming quarry style flooring throughout. The country style kitchen is fitted with neutral cabinetry, complemented by contrasting wood effect worktops and classic metro tiled splashbacks. A composite sink with drainer and mixer tap sits beneath a window overlooking the rear garden. Integrated appliances include an electric hob with extractor above and an oven below, with space provided for a fridge freezer. Additional storage is available via a separate walk-in pantry. The room also benefits from a door to the utility area and open access into the bright and airy sunroom.

Sun Room

10' 10" x 9' 0" (3.29m x 2.74m)

Featuring the same quarry style flooring as the kitchen, this lovely room overlooks the garden and benefits from doors leading directly to the patio area.

Utility

9' 6" x 6' 6" (2.89m x 1.97m)

The utility room houses the boiler and offers space for a fridge freezer and washing machine. It also has plumbing in place, allowing it to be converted into a cloakroom/WC if required.



FIRST FLOOR LANDING

Bedroom 1

12' 6" x 9' 5" (3.81m x 2.88m)

A front facing bedroom featuring built-in, high quality wardrobes with sliding doors.

Bedroom 2

9' 9" x 11' 3" (2.97m x 3.43m)

Rear facing double bedroom with views of the garden.

Bedroom 3

9' 1" x 8' 1" (2.77m x 2.46m)

Side aspect single room with built-in storage cupboard.

Shower Room

7' 10" x 8' 0" (2.39m x 2.45m)

A recently installed shower room featuring a high quality walk in shower enclosure with fully tiled walls, a vanity unit with storage cupboards, a heated anthracite towel rail, an anthracite cupboard topped with a wash hand basin, a close coupled WC, and an obscured window to the side.





EXTERNALLY

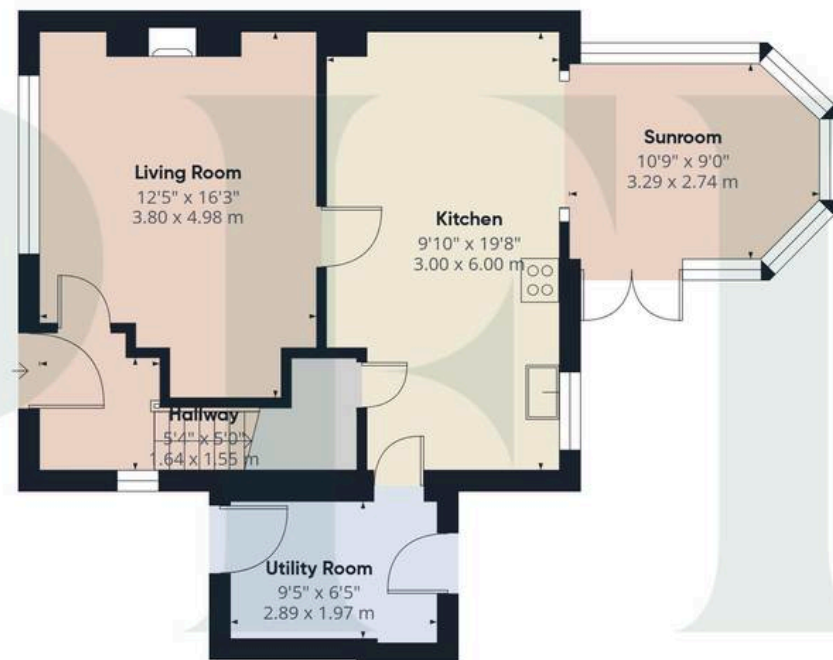
Garden

A generously sized and beautifully landscaped rear garden, ideal for outdoor living. Directly outside the sunroom is a patio area, perfect for alfresco dining. A second patio area offers an ideal space for barbecues and additional seating. Beyond this is a gravelled section with a large storage shed, while the remainder of the garden is laid to lawn and framed by mature hedging and flower borders. To the rear, a small ornamental pond adds a tranquil touch. The garden is fully fenced, making it safe and secure for pets and children.

DRIVEWAY

2 Parking Spaces





Floor 0

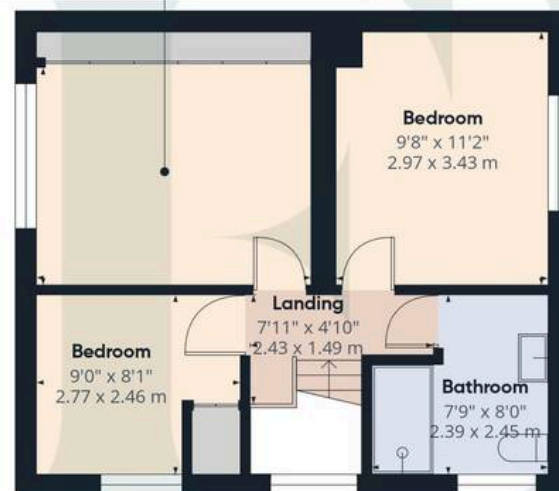
Approximate total area⁽¹⁾

998 ft²

92.7 m²

Bedroom (measurements to wardrobe doors)

12'5" x 9'5"
3.81 x 2.88 m



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.

GIRAFFE 360

ADDITIONAL INFORMATION

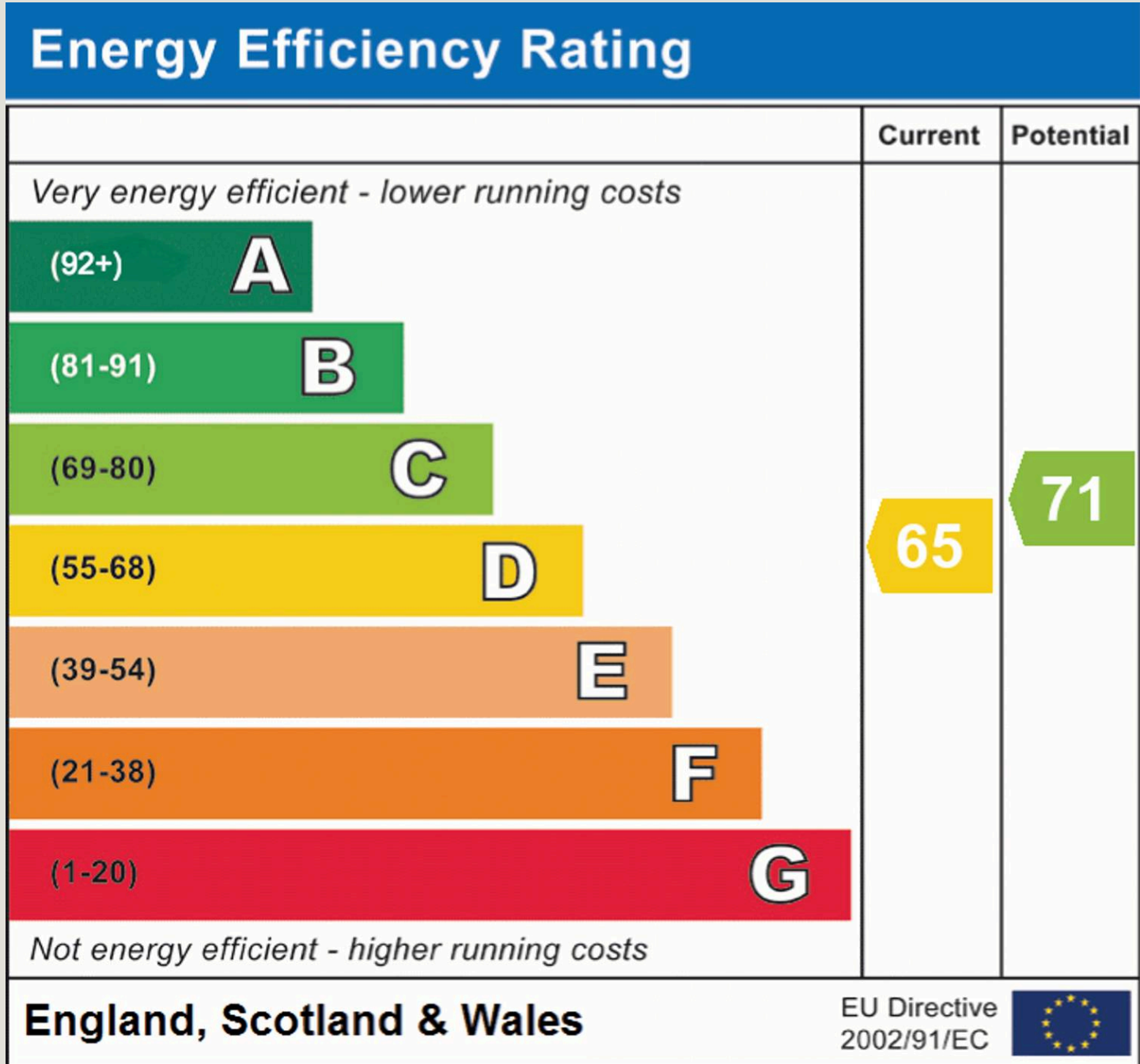
Services

Mains electricity, water & drainage; oil fired 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 Fee Disclosure

PFK 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, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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