



Fellside, Gatebeck

Asking Price £350,000

Your Local Estate Agents
Thomson Hayton Winkley



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A fabulous opportunity to purchase a detached bungalow situated within approximately an acre of gardens and grounds within the hamlet of Gatebeck convenient for Endmoor village, the market town of Kendal and the M6. Having a sitting room, dining kitchen, three bedrooms and a bathroom.







FELLSIDE

This well proportioned detached bungalow, which has previously had plans passed to create a two storey dwelling, boasts fabulous countryside views and is set amidst approximately an acre of gardens, grounds and land. The bungalow is pleasantly located in the desirable hamlet of Gatebeck on the fringe of Endmoor village which has a thriving community, a bakery and village store. Gatebeck is conveniently placed for the amenities available in the market town of Kendal, the mainline railway station at Oxenholme, Junction 36 of the M6 and both the Lake District and Yorkshire Dales National Parks.

The accommodation, which is both well proportioned and well presented, currently offers a porch, entrance hall, sitting room, dining kitchen, three bedrooms and a bathroom. The bungalow benefits from double glazing and gas central heating and has B4RN superfast broadband connected.

Outside there are substantial gardens, grounds and a field equating to approximately one acre.

PORCH

6' 9" x 5' 5" (2.08m x 1.67m)

Double glazed door, double glazed windows radiator, tiled flooring.

ENTRANCE HALL

14' 4" x 9' 1" (4.37m x 2.78m)

Double glazed door with adjacent double glazed window, radiator, fitted shelf with coat hooks, coving, recessed spotlights.

SITTING ROOM

16' 2" max x 11' 8" max (4.94m x 3.56m)

Triple glazed window and double glazed window with beautiful countryside views, multi fuel stove on tiled hearth, coving.

DINING KITCHEN

16' 3" max x 12' 5" max (4.97m x 3.79m)

Double glazed French doors to patio, double glazed windows, partial UPVC roof, radiator, good range of base and wall units, circular stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, space for tumble dryer, cupboard housing gas combination boiler, coving, tiled splashbacks.





BEDROOM

12' 6" max x 10' 7" max (3.82m x 3.25m)

Double glazed window, radiator, built in wardrobes, coving.

INNER HALL

4' 3" x 4' 1" (1.31m x 1.25m)

Fitted shelving to alcove, loft access.

BEDROOM

10' 3" max x 10' 2" max (3.13m x 3.11m)

Double glazed window, radiator, fitted hanging rail and shelving to recess, coving.

BEDROOM

8' 8" x 6' 8" (2.66m x 2.05m)

Double glazed window, radiator, fitted hanging rail and shelving, coving.

BATHROOM

7' 4" max x 6' 8" max (2.25m x 2.05m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, partial tiling to walls, partial tongue and groove to walls, fitted wall unit.

GARAGE/STORE

16' 4" x 10' 4" (5.00m x 3.15m)

Up and over door, single glazed window, light and power.

WOOD STORE/WORKSHOP

11' 1" x 9' 6" (3.40m x 2.91m)

Timber double door, light and power.

OUTSIDE

Accessed via a shared driveway with one neighbouring property, the substantial gardens, grounds and land, which equate to approximately one acre include a paved driveway to the front of the wood store/workshop, a gravelled parking area for several vehicles, a private paved patio which is accessed via the dining kitchen and boasts well stocked raised beds, a garage/store, a well maintained generous lawned garden, a fabulous enclosed lawned garden with a paved patio, and shed, a chicken shed and chicken coup, several vegetable beds and a field. There is also undercroft storage and a water supply.

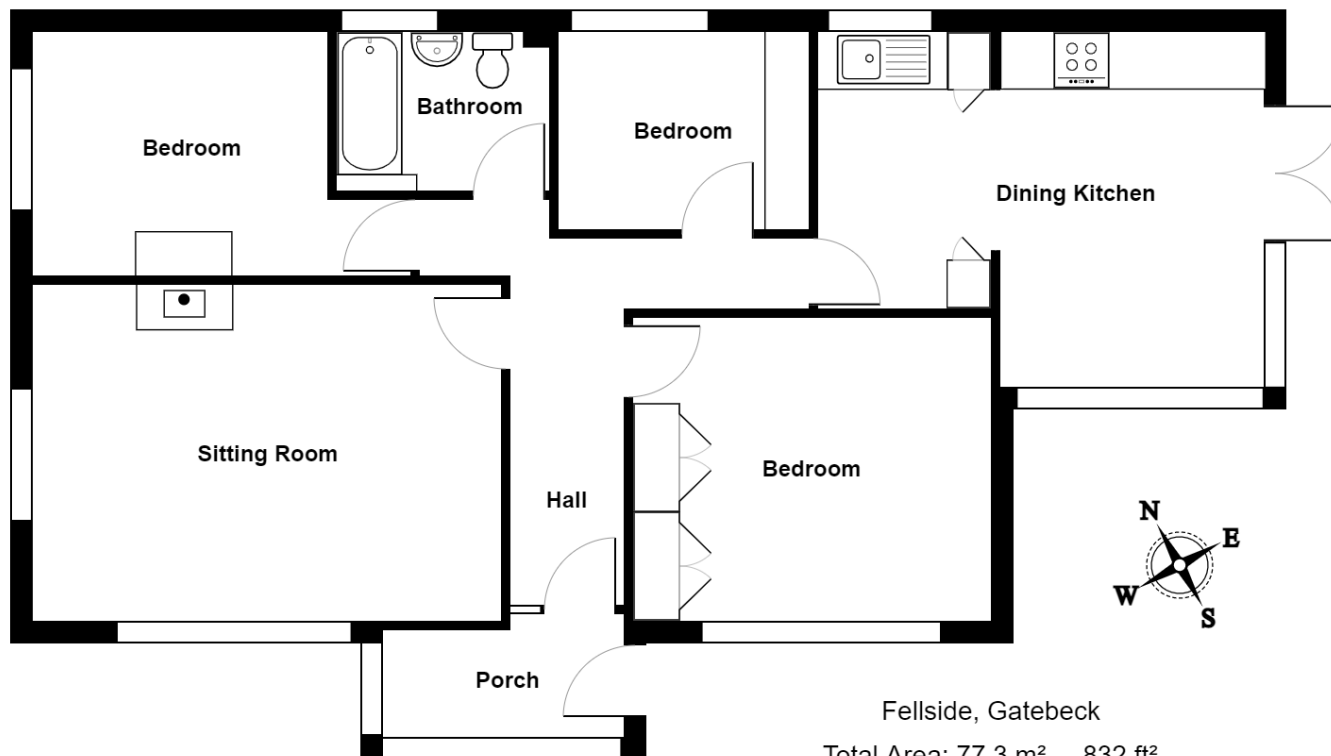
SERVICES

Mains electricity, mains gas, mains water, non mains drainage.

COUNCIL TAX BANDING

Currently Band D as shown on the Valuation Office website.





Fellside, Gatebeck

Total Area: 77.3 m² ... 832 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Kendal on the A65 in the direction of Endmoor. Upon reaching Summerlands turn left in to Gatebeck Lane, proceed to the end of the road and turn left at the crossroads to find Fellside being the first property located on the right.

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