



4a Gatebeck Cottages, Gatebeck
Asking Price £300,000

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Thomson Hayton Winkley



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A traditional end terrace cottage with garage/workshop, parking, stores and gardens situated within Gatebeck convenient for Endmoor village, the market town of Kendal and the M6. Having a kitchen/diner, sitting/dining room, three bedrooms, four piece bathroom, utility room and cloakroom.







4a GATEBECK COTTAGES

This well proportioned traditional end terrace cottage is pleasantly located in the desirable hamlet of Gatebeck on the fringe of Endmoor village which has a thriving community, a bakery and village club. 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 well presented accommodation briefly comprises porch, sitting/dining room, modern kitchen/diner, utility room and cloakroom to the ground floor and three bedrooms and a four piece bathroom on the first floor. The property benefits from double glazing to the most part and gas central heating and is offered for sale with no upper chain.

Outside there are gardens to the front and rear, a garage/workshop, covered store, ample off road parking and a garden store.

GROUND FLOOR

PORCH

4' 3" x 2' 11" (1.31m x 0.91m)

Timber door with double glazed panel, two single glazed windows.

SITTING/DINING ROOM

21' 6" max x 16' 11" max (6.56m x 5.16m)

Door to porch, two double glazed windows, traditional open fireplace, fitted shelving to alcove, exposed beam.

KITCHEN/DINER

18' 1" max x 15' 3" max (5.52m x 4.65m)

Double glazed stable door, two double glazed windows, radiator, good range of base and wall units, stainless steel sink, built in oven and grill, electric hob with extractor hood over, integrated fridge, freezer and dishwasher, built in pantry cupboard, recessed spotlights, tiled splashbacks.

UTILITY ROOM

6' 7" x 4' 3" (2.03m x 1.30m)

Double glazed window, light and power, plumbing for washing machine, space for tumble dryer, fitted shelving.

CLOAKROOM

6' 7" x 2' 8" (2.01m x 0.83m)

Single glazed window, radiator, W.C., recessed spotlight.





FIRST FLOOR

LANDING

21' 2" max x 8' 2" max (6.47m x 2.49m)

Radiator, fitted shelving, access to boarded loft with lighting and drop down ladder.

BEDROOM

16' 2" max x 7' 3" max (4.93m x 2.22m)

Double glazed window, radiator, dado rail.

BEDROOM

12' 7" max x 12' 0" max (3.84m x 3.66m)

Two double glazed windows, radiator, built in wardrobe, fitted wardrobe, coving.

BEDROOM

12' 10" x 10' 5" (3.92m x 3.20m)

Double glazed window, radiator with decorative cover, exposed floorboards.

BATHROOM

15' 3" x 6' 7" (4.65m x 2.01m)

Double glazed window, radiator, four piece suite in white comprises W.C., wash hand basin with tiled splashback, bath with tiled splashback and fully panelled shower cubicle with thermostatic shower fitment, built in airing cupboard housing gas combination boiler, exposed floorboards.

GARAGE/WORKSHOP

19' 5" max x 15' 6" max (5.93m x 4.74m)

Up and over door, light and power, inspection pit, fitted shelving.

COVERED STORE

15' 7" x 10' 11" (4.77m x 3.33m)

GARDEN STORE

6' 7" x 3' 9" (2.01m x 1.15m)

Timber door, fitted shelving.

OUTSIDE

There is a small cottage garden at the front of the property which includes decorative slate chippings and established trees and shrubs. The side and rear of the house offers a tiered garden with views across open fields and includes a variety of established trees and shrubs, a paved patio seating area, access to the garden store, a coal bunker and a water supply. The garage/workshop, covered store and ample off road parking is located just across the road.

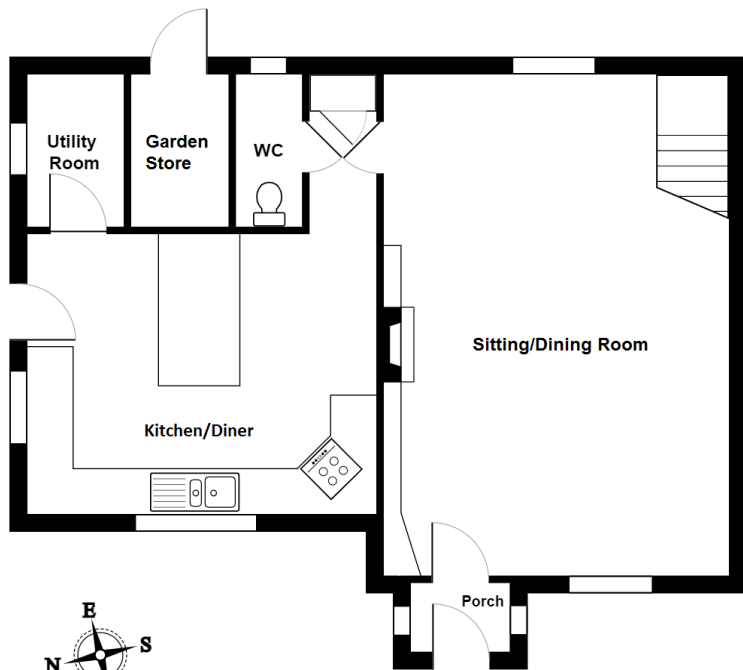
SERVICES

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

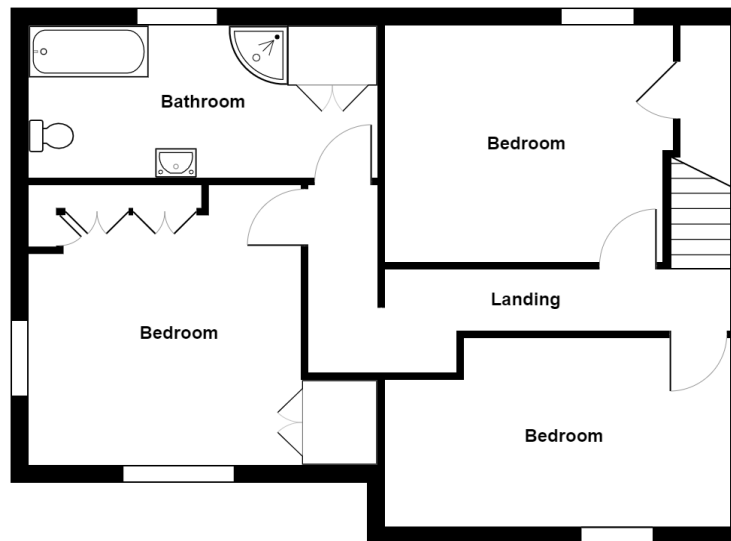
COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





Ground Floor



First Floor

4a Gatebeck Cottages, Gatebeck, Kendal

Total Area: 118.8 m² ... 1279 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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 4a Gatebeck Cottages being the last property of the row of terraced cottages located on the right.

WHAT3WORDS:

harmlessly.curl.squares

Important Notice

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