



High House, Gatebeck

Asking Price £500,000

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Thomson Hayton Winkley



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A charming detached four bedroom former farmhouse with delightful gardens and beautiful countryside views situated in a semi-rural location just a short drive from Endmoor village, the market town of Kendal and Junction 36 of the M6. With garage, workshop and ample off road parking.







HIGH HOUSE

An appealing traditional detached residence, which was formerly a farmhouse dating back to approximately 1760, situated in a desirable location on the fringe of Gatebeck which offers many countryside walks from the doorstep. Gatebeck is close to Endmoor village which has a thriving community, a bakery, village club and bus service and is conveniently placed for the many amenities available in the market towns of both Kendal and Kirkby Lonsdale. The property offers easy access to the mainline railway station at Oxenholme with direct services to Glasgow, Manchester and London, the M6 motorway and both the Lake District and Yorkshire Dales National Parks.

The well proportioned accommodation, which retains many period features and is laid to three floors, briefly comprises sitting/dining room, breakfast kitchen, sun lounge, utility room and cloakroom to the ground floor, three bedrooms and a bathroom to the first floor and a studio/fourth bedroom on the second floor. The property benefits from double glazing and gas central heating heating and has been well maintained by the current vendors.

Outside there are generous, private gardens and grounds, a garage, workshop and ample off road parking.

GROUND FLOOR

SITTING/DINING ROOM

22' 11" max x 12' 2" max (7.00m x 3.71m)

Four double glazed windows, single glazed door and double glazed window to sun lounge, two radiators, multi fuel stove to feature fireplace, exposed beams, wall lights, wood flooring.

BREAKFAST KITCHEN

20' 4" x 10' 2" (6.20m x 3.11m)

Stable door to utility room, three double glazed windows, two radiators, plinth heater, good range of base and wall units, stainless steel sink, built in oven and grill, gas hob with extractor hood over, integrated fridge and dishwasher, understairs cupboard, exposed beams, wall lights, fitted shelving, under wall unit lighting, tiled flooring.

SUN LOUNGE

14' 4" x 10' 6" (4.37m x 3.21m)

Double glazed doors to garden, double glazed windows, wall lights, tiled flooring.

UTILITY ROOM

12' 8" max x 4' 11" max (3.88m x 1.50m)

Double glazed door, double glazed windows, partial double glazed roof, fitted worktop, plumbing for washing machine, space for freezer, wall lights, tiled flooring.

CLOAKROOM

4' 11" max x 3' 8" max (1.51m x 1.13m)

Double glazed window, double glazed Velux window, wall mounted electric heater, two piece suite in cream comprises W.C. and wash hand basin with tiled splashback, fitted coat hooks, tiled flooring.





FIRST FLOOR

LANDING

12' 2" max x 3' 1" max (3.72m x 0.94m)

Radiator, exposed beams, wall lights, exposed stone feature wall.

BEDROOM

13' 1" x 12' 0" (4.00m x 3.66m)

Two double glazed windows, radiator, fitted hanging pegs.

BEDROOM

12' 5" max x 9' 8" max (3.80m x 2.97m)

Two double glazed windows, radiator, built in wardrobe, exposed beam.

BEDROOM

9' 8" x 6' 3" (2.97m x 1.93m)

Double glazed window, radiator, exposed beam.

BATHROOM

10' 10" x 7' 2" (3.31m x 2.19m)

Two double glazed windows, radiator, heated towel radiator, wall mounted electric heater, three piece suite in white comprises W.C., wash hand basin to vanity and bath with thermostatic shower over, exposed stone feature wall, exposed beams, wall light with shaver point, partial tiling to walls.

SECOND FLOOR

STUDIO /FOURTH BEDROOM

20' 2" x 14' 7" (6.15m x 4.46m)

Double glazed window, four double glazed Velux windows, built in airing cupboard housing hot water cylinder, built in cupboard housing gas central heating boiler, built in cupboard, eaves storage, exposed beams, wall lights.

GARAGE

17' 9" x 10' 7" (5.42m x 3.23m)

Up and over door, two double glazed windows, light and power, wall units, open access to workshop.

WORKSHOP

16' 0" max x 9' 5" max (4.88m x 2.89m)

Timber door, double glazed window, light and power, base and wall units, space for tumble dryer.

OUTSIDE

Accessed via a gated driveway the private gardens and grounds include a well maintained generous lawn which is bordered with a variety of mature trees and established shrubs, a pond, garage, workshop, ample parking, timber garden shed, greenhouse and a water supply. There is additional off road parking next to a gated footpath leading to the rear of the property.

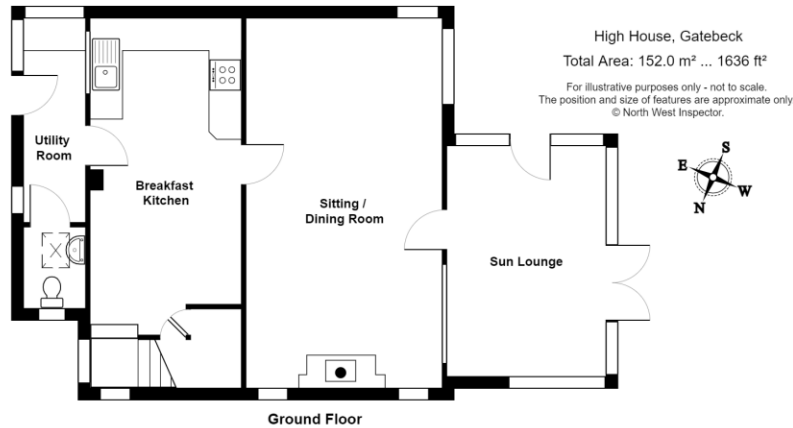
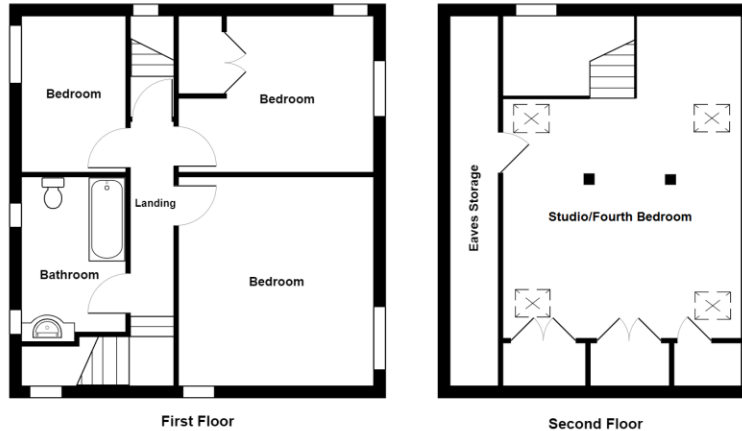
SERVICES

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

COUNCIL TAX BANDING

Currently Band E as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

DIRECTIONS

From Kendal take the A65 towards Endmoor turning left signposted Gatebeck and follow Gatebeck Lane. turn right at the crossroads to find the gated driveway to High House being the first on the left. Alternatively go straight over the crossroads to find gravelled off road parking being located on the right next to the gated footpath to the rear of the property.

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