



1 Watchgate, Selside
£375,000



1 Watchgate

Selside

A well proportioned semi detached property with countryside views situated within Selside. Rural, yet not secluded the property is close to the Northern fringe of Kendal, offering easy access to the many amenities available both in and around the market town and being convenient for both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The beautifully presented accommodation briefly comprises an entrance hall, sitting room, dining room, kitchen with breakfast bar and cloakroom to the ground floor. The first floor offers four bedrooms one with an en-suite and a family bathroom. The property benefits from double glazing.

Outside offers a generous gardens having fabulous countryside views, a garage and off road parking for two vehicles.

GROUND FLOOR

SITTING ROOM

19' 8" x 11' 10" (5.99m x 3.6m)

Both max. Three double glazed windows, electric radiator, multi fuel stove.



DINING ROOM

19' 9" x 11' 8" (6.03m x 3.56m)

Both max. Double glazed sliding door, double glazed window, radiator, electric radiator, built in understairs storage, stone flooring.

KITCHEN

16' 3" x 12' 5" (4.96m x 3.79m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven and grill, electric hob with extractor/filter over, space for fridge freezer, integrated dishwasher, breakfast island, tiled splashback, tiled flooring.

CLOAKROOM

3' 3" x 3' 1" (0.98m x 0.94m)

Both max. Double glazed window, radiator, W.C. wash hand basin to vanity, partial tiling to walls, stone flooring.

HALLWAY

8' 10" x 6' 9" (2.69m x 2.06m)

Both max. Single glazed door, double glazed window, radiator, stone flooring.

PORCH

7' 11" x 6' 2" (2.42m x 1.88m)

Both max. Double glazed door, double glazed window, radiator, tiled flooring.





FIRST FLOOR

BEDROOM

18' 5" x 16' 11" (5.61m x 5.15m)

Both max. Three double glazed windows, two radiators, loft access.

EN-SUITE

8' 11" x 4' 6" (2.71m x 1.38m)

Both max. Double glazed window, heated towel radiator, three piece suite comprising W.C. wash hand basin to vanity, fully tiled shower cubicle with electric shower, fully tiled walls and flooring.

BEDROOM

13' 2" x 11' 9" (4.02m x 3.59m)

Both max. Two double glazed windows, radiator, built in cupboard.

BEDROOM

11' 7" x 9' 5" (3.54m x 2.87m)

Both max. Double glazed window, radiator.

BEDROOM/STUDY

9' 6" x 7' 3" (2.9m x 2.2m)

Both max. Double glazed window, radiator.

BATHROOM

9' 12" x 5' 10" (3.04m x 1.78m)

Both max. Double glazed roof window, radiator, three piece suite comprising W.C. wash hand basin and bath with thermostatic shower fitment over, partial tiling to walls, tiled flooring.

LANDING

8' 10" x 5' 12" (2.69m x 1.82m)

Both max. Double glazed window, radiator, two built in cupboards one housing hot water cylinder, loft access.





OUTSIDE

A beautiful landscape garden to the rear with well a kept lawn, borders, hedges and patio areas. Also including a shed.

GARAGE

21' 35" x 15' 74" (6.51m x 4.80m) Double glazed window, up and over door, base units, plumbing for washer dryer, partial tiling to floor, light and power.

EPC RATING E

SERVICES

Mains electric, mains water, mains drainage, solar panels.

COUNCIL TAX:BAND C

TENURE:FREEHOLD

DIRECTIONS

Leave Kendal on the A6 Shap Road in the direction of Shap for approximately 3 miles, pass the left turn signposted Longsleddale and take the next right turn signposted Watchgate Water Treatment. 1 Watchgate is located on the right.

WHAT3WORDS:lighten.unzips.lookout.

OCCUPANCY RESTRICTION APPLIES

S52 and Local Occupancy. The S52 restricts the occupation of the property to "a person employed locally or who has throughout the period of three years immediately preceding the commencements of such occupation of the dwellinghouse had is only or principle home locally together with the dependants of such a person living with him or her and the widow or widower of such a person."

"locally is defined "the area of county council Cumbria"





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