



Gatebeck

£180,000

9 Gatebeck Cottages, Gatebeck, Kendal, LA8 0HR

Nestled in the village of Gatebeck, 9 Gatebeck Cottages is a traditional stone-built cottage full of character and charm. This delightful property offers an attractive outlook onto surrounding fields, making it an idyllic home for those seeking a permanent residence, second home or investment opportunity.

Laid over three floors, the ground floor comprises a porch, living room and a kitchen. The first floor hosts two bedrooms, while the third floor features a large main bedroom and a four-piece bathroom. Outside, a spacious outhouse provides ample storage space. With no upward chain, this property presents a fantastic opportunity, and we highly recommend an early viewing to fully appreciate its potential.

Quick Overview

Characterful end of terrace cottage

Cosy living room

Kitchen with pleasant outlook

Three bedrooms

Four piece suite bathroom

Outhouse, perfect for storage

Delightful views of surrounding fields

No upward chain - early viewing recommended!

Ideal for permanent living, second home or investor purchasers

Ultrafast broadband available



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Ultrafast broadband available

Property Reference: K6856



Entrance Porch



Living Room



Kitchen



Bedroom Three

Location: Leave Kendal on the A65 heading towards Endmoor. Upon reaching Summerlands, turn left onto Gatebeck Lane. Follow the road to its end and turn left at the crossroads. You will find 9 Gatebeck Cottages on the left-hand side.

The cottage is situated in the desirable hamlet of Gatebeck, on the fringes of Endmoor village. Endmoor boasts a thriving community, a bakery, and a village club. Gatebeck is conveniently located 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.

Property Overview: A charming three bedroom, stone-built cottage in the rural setting of Gatebeck, filled with character and original features. Boasting picturesque views of surrounding fields, this property offers fantastic potential for both permanent, second home and investor buyers.

The entrance porch is full of natural light and opens into the living room through a door. The living room exudes character, featuring a pitch pine fireplace surround with a tiled hearth and inset, two fireside alcoves with shelving and concealed stairs leading to the first floor.

The kitchen enjoys a pleasant outlook over the front towards the surrounding fields. Fitted with a range of wall, base and drawer units with complementary work surfaces and inset stainless steel sink. Kitchen appliances include a built-in oven and four ring gas hob. There is space for an undercounter fridge and plumbing for a washing machine.

Heading up to the first floor, you will find the split landing with an exposed stone wall and stairs leading to the second floor. Both bedrooms on this level are a good size and enjoy delightful outlooks over the front and rear.

The second floor landing includes a wall-mounted boiler and access to the loft space via a hatch.

Bedroom one is a large 16' room with a pleasant outlook over the front and rear. It features exposed lintels and includes a built-in wardrobe with hanging and shelving space.

Completing the accommodation is the house bathroom. A four-piece suite includes: a bath, a cubicle shower, a wall hung wash hand basin and W.C. Velux and chrome towel rail.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Porch

Living Room

13' 8" x 10' 2" (4.18m x 3.12m)

Kitchen

8' 6" x 5' 5" (2.60m x 1.67m)

First Floor:

Split Landing

Bedroom Two

13' 10" x 8' 0" (4.24m x 2.46m)

Bedroom Three

7' 10" x 8' 9" (2.41m x 2.67m)

Second Floor:

Landing

Bedroom One

16' 1" x 9' 0" (4.91m x 2.75m)

Bathroom

Outside: The property includes a spacious outhouse, ideal for storage of larger items.

Outhouse - 7' 4" x 6' 11" (2.24m x 2.13m)

Services: Mains electricity, mains gas, mains water and shared septic tank.

Council Tax: Westmorland and Furness Council - Band C

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: [///pace.rezoning.slips](http://pace.rezoning.slips)

Agents Notes: Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.



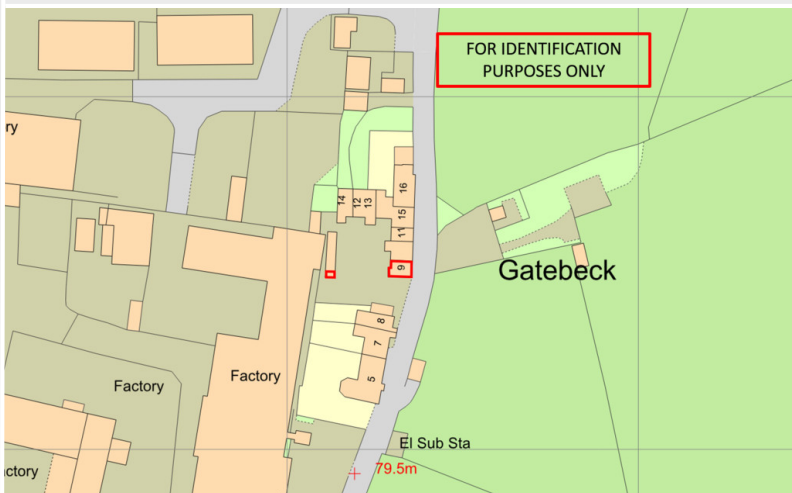
Bedroom Two



Bedroom One



Bathroom



OS PLAN

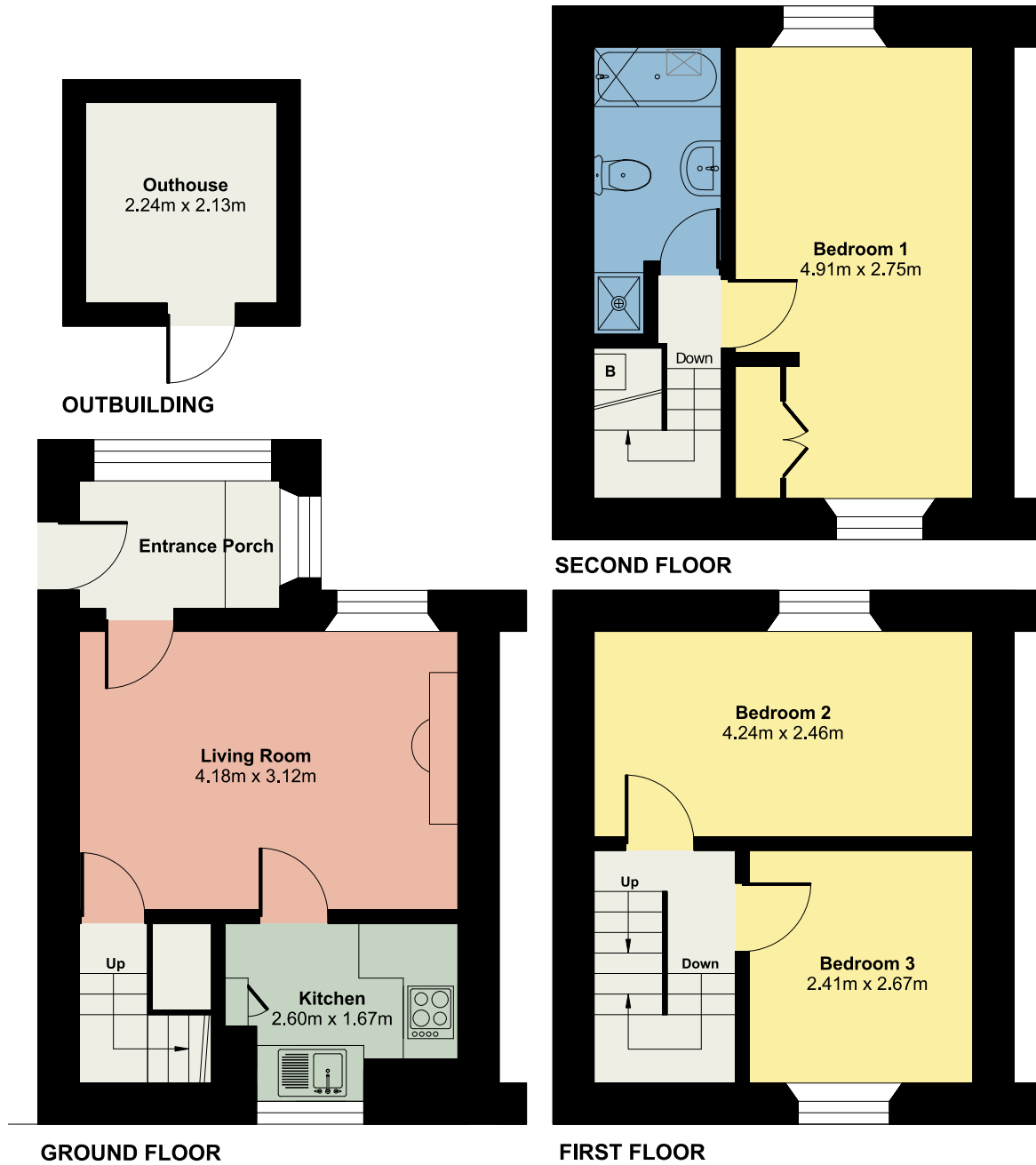
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Approximate Area = 725 sq ft / 67.3 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 776 sq ft / 72 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nch-com 2024. Produced for Hackney & Leigh. REF: 1137461

A thought from the owners..."I have loved living in the cottage, the neighbours are great and the location is quiet and so accessible into Kendal and the M6."

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