



Selside

£470,000

Watchgate Farm , Selside, Kendal, Cumbria , LA8 9JX

Welcome to this exquisite four-bedroom link-detached former farmhouse, nestled in the picturesque hamlet of Selside. This Grade II listed property seamlessly blends historical charm with modern convenience, offering a unique living experience for discerning buyers.

Watchgate Farm is situated in a rural location, yet it remains conveniently close to Kendal. Known as the 'Gateway to the Lake District', the market town provides easy access to both the Lake District and Yorkshire Dales National Parks. The M6 motorway and the mainline railway station at Oxenholme ensure quick travel, with London reachable in under three hours. Kendal's town centre offers a library, supermarkets, churches, banks and medical practices, along with specialist artisan providers and small businesses. Nearby, there is a leisure centre with a swimming pool, and The Brewery Arts Centre, a renowned venue for theatre, cinema, music and cultural events.

Quick Overview

- Grade II Listed charming home
- Link detached
- Spacious living areas
- Serene gardens
- Peaceful location
- Four bedrooms
- Spectacular views
- Situated in a rural location
- Off road parking to front and rear
- Ultrafast Broadband Available*



4



2



2



E



Ultrafast
Broadband



Off Road
Parking

Property Reference: K7054



Living Room



Living Room



Dining Room



Dining Room

The town boasts many primary schools, two secondary schools; Kirkbie Kendal and The Queen Katherine School and Kendal College, making it a desirable location for lots of families. Selside has its own primary school, church and village hall.

Upon entering, you're greeted by a welcoming entrance hall, complete with access to an understairs cloakroom featuring a WC and wash basin. The kitchen is fitted with ample base units and equipped with plumbing for a washer/dryer, a Beko dishwasher, a Belfast sink unit, Everhot AGA and an extractor fan. Dual aspect windows provide natural light.

The living room is a cosy haven, with beamed ceilings and a multifuel stove with back boiler and characterful old spice cupboards. Adjacent to the living room, the 'L' shaped dining room also features beamed ceilings and the 'L' is currently utilised as an office space complete with a desk and French doors to the rear of the property.

Ascending to the first floor, Bedroom one is a bright dual aspect room which has an ensuite bathroom comprising a bath with shower over, a WC and twin wash basins as well as access to a storage cupboard. Three good sized additional bedrooms provide ample accommodation with one currently serving as an office/creative space. A house bathroom completes this floor comprising a panelled bath, WC and wash basin also having a heated towel rail.

Step out onto the rear patio area, perfect for al fresco dining or watching the sun go down whilst enjoying the peaceful surroundings. Beyond the patio lies a generous lawned area, offering endless possibilities for outdoor activities, gardening, or simply basking in the sun. A well-maintained insulated shed with electricity to it provides convenient storage for gardening tools and equipment and has potential for a variety of uses.

The garden is well stocked with January snowdrops, Spring bulbs and various perennial shrubs and plants. Whilst the kitchen style garden to the side of the property, although in need of some attention, has soft fruit bushes and spaces for raised beds or a further patio area to enjoy your morning coffee. This charming home in Selside offers a rare opportunity to own a piece of history, with modern amenities and versatile spaces. Whether you're seeking a family home or a unique property with potential for personalisation, this residence is a must-see. Embrace the character and charm of this delightful home and make it your own.

Accommodation with approximate dimensions:

Ground Floor

Living Room 16' 1" x 13' 5" (4.92m x 4.11m)

Dining Room 20' 8" x 12' 2" (6.31m x 3.73m)



Kitchen



Kitchen



Living Room



Bedroom One



Bedroom Four



Bedroom Three

Kitchen 17' 0" x 13' 0" (5.20m x 3.98m)

Cloakroom

First Floor:

Bedroom One 13' 4" x 12' 3" (4.08m x 3.75m)

Bedroom Two 12' 1" x 11' 9" (3.70m x 3.59m)

Bedroom Three 16' 4" x 8' 7" (4.99m x 2.64m)

Bedroom Four 11' 9" x 9' 3" (3.60m x 2.84m)

En Suite

House Bathroom

Property Information

Tenure: Freehold.

Council Tax: Westmorland and Furness Council Tax - Band F.

Services: Mains water, mains electricity and private drainage.

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. We can recommend several local firms who may be able to assist.

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

What3Words & Directions: ///draw.drumbeat.overcomes

From Kendal, take the A6 Shap Road (north) for about 4 miles .On entering Selside you will see signs for Watchgate. Turn right into the hamlet and at the junction take a left turn. Watchgate Farm can be found on the left.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Garden



Garden



OS MAP

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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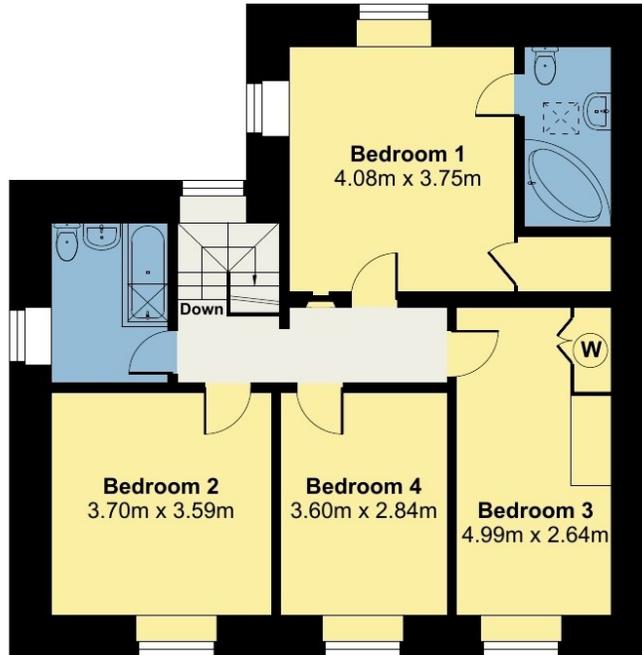
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Selside, Kendal, LA8

Approximate Area = 1604 sq ft / 98.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hackney & Leigh - DFE: 1263684

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