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Gatebeck Cottages

Gatebeck, Kendal, LA8 0HR

£235,000

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- Three Bed Mid Terraced Home
- Two Large Double Bedrooms, One Single
- Garden to the Rear, Forecourt to the Front and Parcel of Land Opposite
- Double Glazing, Gas Central Heating
- No Chain
- Spacious Kitchen/Diner
- Living Room with Woodburner
- Garage & Parking in Front for Two Cars
- Rural Location
- Council Tax Band C

Tel: 01539 816399

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The accommodation comprises of an entrance vestibule, living room, large kitchen diner, three bedrooms of which two are large doubles, and a bathroom. There is a garden to the rear, a small forecourt to the front and the property comes with a garage with a small parcel of land to the side. With the further benefits of double glazing and gas central heating.

Gatebeck is located approximately five miles south-east of Kendal and just a short drive from Junction 36 of the M6, Gatebeck and combines peaceful country living with convenient access to the amenities of both Kendal and Kirkby Lonsdale.

The surrounding area is dominated by open farmland, mature woodland and an attractive network of quiet country lanes and offers excellent opportunities for walking, cycling and enjoying the surrounding Cumbrian countryside. The nearby Lake District National Park, Yorkshire Dales National Park and Arnside & Silverdale National Landscape are all within easy reach, providing some of the country's finest scenery and outdoor recreation.

The nearby village of Endmoor, less than two miles away, providing some day-to-day conveniences but generally you will rely on Kendal and it's comprehensive range of supermarkets, independent shops, cafés, restaurants, leisure facilities, healthcare services and highly regarded primary and secondary schools, together with Kendal College.

For commuters, Gatebeck enjoys excellent transport links. The A65 is approximately one mile away, providing swift access to Kendal, Kirkby Lonsdale and Junction 36 of the M6. Oxenholme Lake District railway station, around four miles distant, lies on the West Coast Main Line

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Vestibule
Entering through the front door you come into the vestibule, a useful room that keeps the whether away from the living room.

Living Room
A good sized reception room with a window to the front elevation and having double, part glazed doors that lead to the kitchen/diner. The focal point is the wood burner which sits on a recessed hearth in the chimney breast.

Kitchen/Diner
This is a large room, with fitted kitchen cabinets and having space for dining. The cabinets are fished in white and have contrasting worksurfaces over. There is a free standing electric cooker, fridge/freezer and washing machine, as well as an inset stainless steel sink and drainer. The room is full of natural light coming from the windows to two elevations and a skylight. In the dining area there is room for a family sized dining table and chairs and you will find access to the stairs rising to the first floor as well as a useful understairs storage cupboard.

First Floor Landing
Provides access to bedroom one and two.

Bedroom One
A large double room with a window to the front elevation.

Bedroom Two
A single bedroom with a window to the rear elevation.

Second Floor Landing
The turning staircase has stripped treads and provides access to bedroom three and the bathroom.

Bedroom Three
A characterful bedroom with with a window to the front elevation, stripped floorboards, and tongue and groove panels to two elevations.

Bathroom
Fitted with a corner bath with shower over, a pedestal wash-hand basin, and a low level WC

Gardens
To the rear of the house is a garden that elevates up towards an open field behind. The access is via a permissive entry over the neighbour's garden, although one could build a stepped access if required from the back of the house. Ready for some TLC, there is enough land to keep those with green fingers busy and fulfilled. Out to the front there is a small courtyard garden with a low wall and pedestrian iron gate to the road. And across the lane there is land to the side of your garage that can be utilised for parking, storage, or recreational use.

Garage & Parking
The property comes with a garage with a metal up and over door. It is the end unit of a row of three and there is space in-front to park two cars.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Private Drainage
The property is served by a water treatment plant that is compliant with the General Binding Rules 2020. The plant is shared with the two neighbouring properties. The plant is located on the parcel of land beside the garage which belongs to number 4. The power supply to the plant is from number 3 and an annual charge for share of electricity costs is payable.

Agents Note
There is a small mixed industrial site opposite the row of cottages. There is a permissive access over the rear garden for number 3 to remove garden waste.

Floorplan

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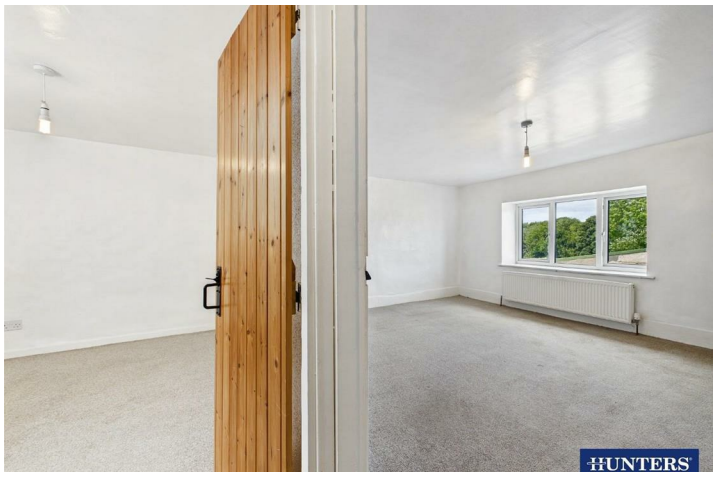
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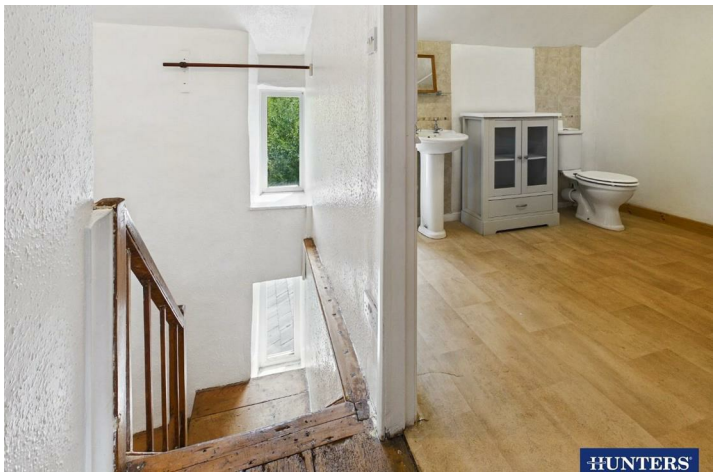
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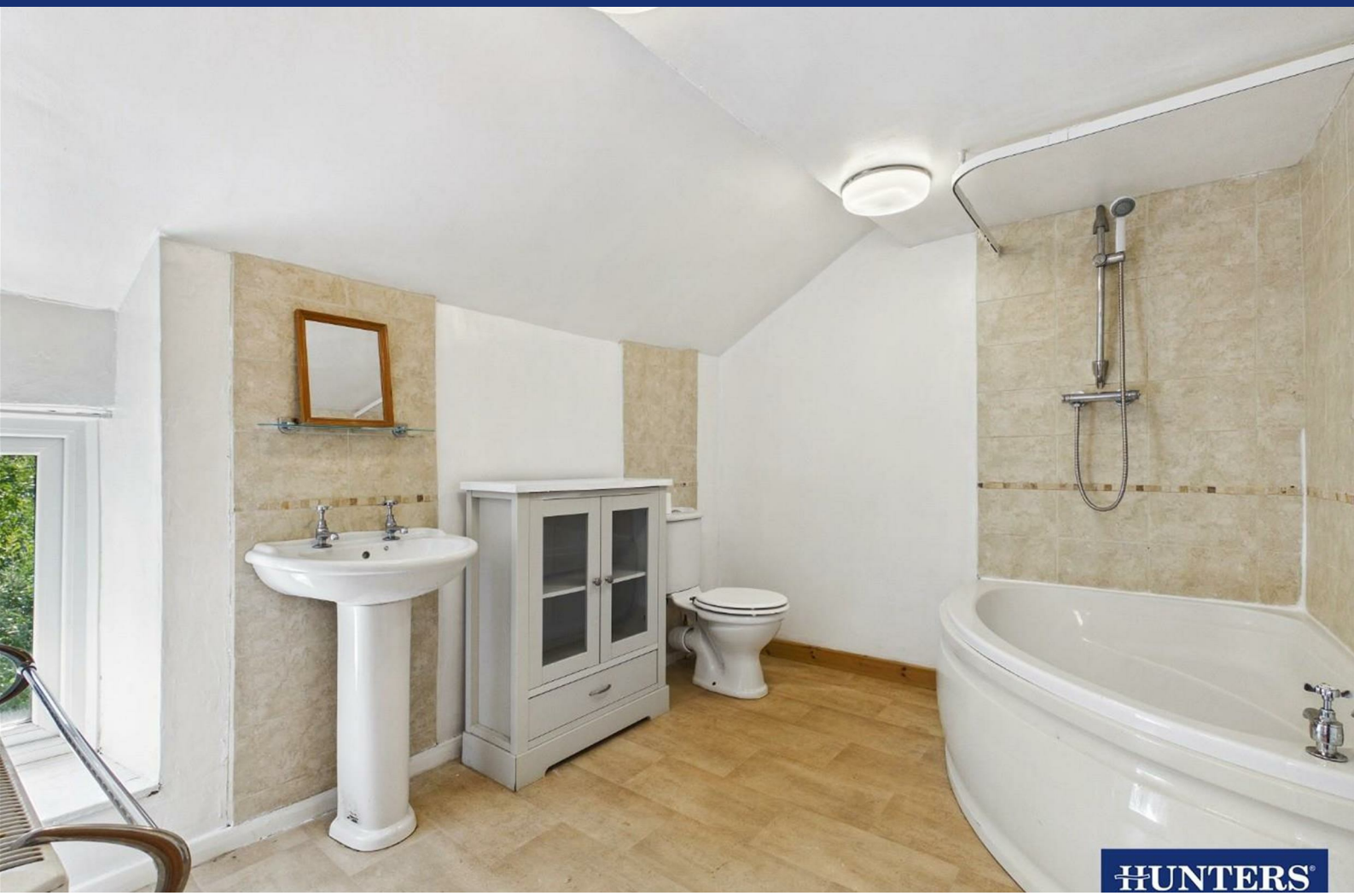
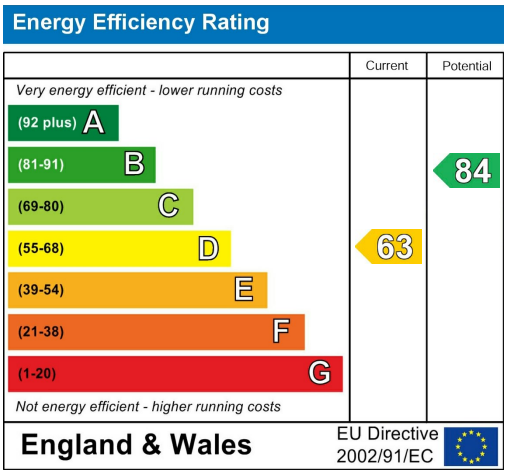
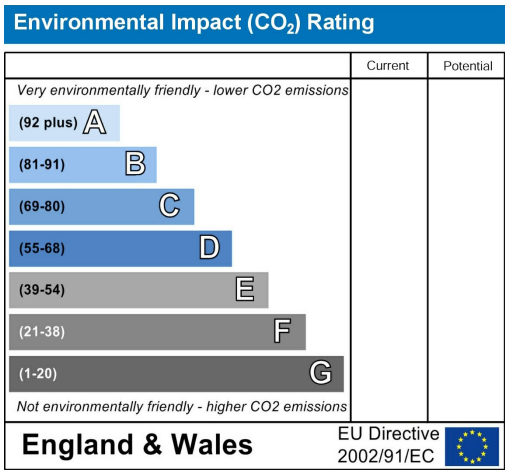


Energy Efficiency Graph





Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman