



Gatesgarth , Penrith, CA11 0LS

Offers in excess of £900,000





# Gatesgarth

Penrith, CA11 0LS

- Detached five-bedroom house in need of full renovation, offering great potential
- Grounds of approximately 3.5 acres, with lawns, mature trees and planted borders
- Spacious lounge (21'11" x 15'1") with a stone fireplace and bay window
- Principal bedroom with en suite, plus a further family bathroom
- About 3,281 sq ft in total, with scope to extend or reconfigure (subject to consents)
- Elevated position with views towards Ullswater and the surrounding fells
- Large stone-flagged terrace running along the front of the house
- Kitchen with AGA, pantry and utility room, plus a separate dining room, home office and cloakroom
- Garage and a range of outbuildings, including two garden rooms and storage rooms
- Available separately or together with Gatesgarth Cottage, a two-bedroom bungalow with its own garden

Gatesgarth is a substantial detached five-bedroom house in an enviable position above Ullswater, set within grounds of around 3.5 acres. It has distinctive gabled elevations, a slate roof and tall chimneys, and offers about 223 sq m (2,392 sq ft) of accommodation over two floors. With its garage and a range of outbuildings, the total gross internal area is approximately 305 sq m (3,281 sq ft). The house has been left unoccupied and needs comprehensive renovation and repair, so it is a rare chance for a buyer to put their own stamp on a property in a spectacular setting. Many period and character features remain, including fireplaces, built-in storage and large windows framing the views. Gatesgarth is available separately or together with Gatesgarth Cottage, a detached two-bedroom bungalow with its own garden.

## Directions

What3words location: [///part.marmalade.thrillers](#)



## GROUND FLOOR

A welcoming entrance hall (4.69m x 2.94m) leads to the principal rooms and the staircase. The impressive lounge (6.68m x 4.61m) is dual aspect, with a bay window and a substantial stone-faced fireplace flanked by arched niches. There is a separate dining room (3.86m x 4.82m), a home office, and a cloakroom/WC. The kitchen (3.61m x 2.51m) has a dining area and a fitted AGA, with a pantry, utility room (2.83m x 3.33m) and store alongside. The layout is flexible for a new owner to reconfigure.

|               |                              |
|---------------|------------------------------|
| Kitchen       | 11'10" x 8'2" (3.61 x 2.51)  |
| Dining Area   | 10'1" x 6'8" (3.09 x 2.05)   |
| Dining Room   | 12'7" x 15'9" (3.86 x 4.82)  |
| Entrance Hall | 15'4" x 9'7" (4.69 x 2.94)   |
| W.C           | 4'6" x 5'11" (1.39 x 1.81)   |
| Office        |                              |
| Lounge        | 21'10" x 15'1" (6.68 x 4.61) |



**Pantry**

**Utility**

9'3" x 10'11" (2.83 x 3.33)

**Store**

### FIRST FLOOR

Five bedrooms are served by a bathroom and an en suite. Bedroom 1 (3.91m x 4.84m) has an en suite, and Bedrooms 2 and 5 are generous doubles. Several bedrooms have views over the grounds and surrounding countryside.

**Bedroom One**

12'9" x 15'10" (3.91 x 4.84)

**Bedroom One Ensuite**

6'9" x 5'11" (2.08 x 1.81)

**Bedroom Two**

10'0" x 13'8" (3.07 x 4.17)

**Bedroom Three**

10'10" x 11'0" (3.32 x 3.36)

**Bedroom Four**

8'2" x 9'11" (2.51 x 3.03)

**Bedroom Five**

15'9" x 15'8" (4.81 x 4.78)

**Bathroom**

7'6" x 5'9" (2.29 x 1.77)

**Landing**

### Outside

The gardens and grounds are a real feature. They extend to approximately 3.5 acres of grounds, mature trees and planted borders, with a wide stone terrace running along the front of the house, ideal for outdoor entertaining and for enjoying the views. A driveway provides parking and leads to the garage (3.66m x 4.71m). There are also a number of useful outbuildings, including storage rooms, two garden rooms and a detached WC block, which offer scope for a variety of uses (subject to any necessary consents).

**Garage**

12'0" x 15'5" (3.66 x 4.71)

**Storage Room**

10'1" x 16'11" (3.08 x 5.17)

**Storage Room**

9'8" x 9'11" (2.95 x 3.03)

**Garden Room**

9'11" x 9'11" (3.04 x 3.04)

**Store**

**Garden Room**

8'2" x 11'10" (2.50 x 3.61)





### Storage Room

13'5" x 11'8" (4.10 x 3.56)

### W.C

5'1" x 12'1" (1.56 x 3.70)

### Location

Gatesgarth sits in a peaceful, elevated position in the Ullswater valley, with views towards the lake and the surrounding fells. The location is ideal for walking, sailing, cycling and all the outdoor pursuits the Lake District offers. The market town of Penrith, with its shops, schools, railway station and access to the M6, is within easy reach.

### Services

Mains water  
Septic tank  
Oil central heating  
Telephone but no broadband  
Mains electric

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Floor Plans



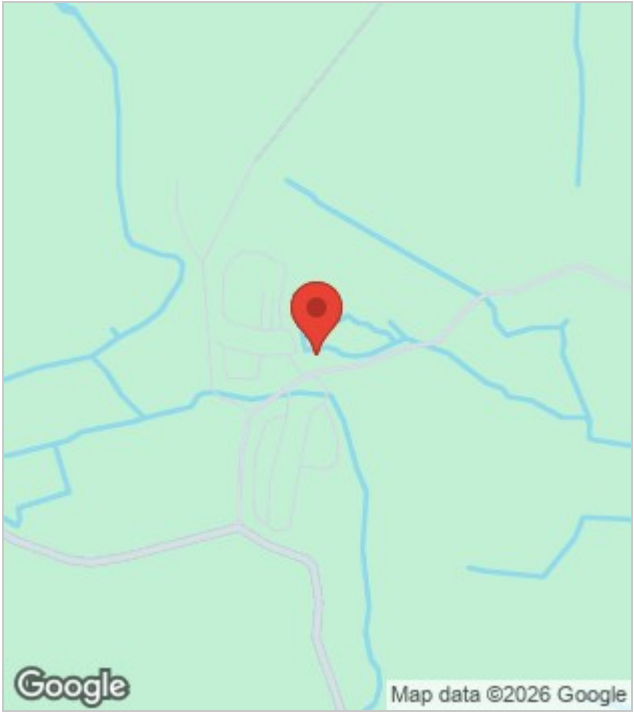
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

