



Gate Farm  
Mungrisdale | Penrith | Cumbria | CA11 0XR

# GATE FARM



*Gate Farm is a spacious, fully renovated Grade II Listed Cumbrian cottage, occupying a delightful position in the small, picturesque village of Mungrisdale, just north of the A66 between Keswick and Penrith. Located in the beautiful countryside of the Lake District National Park within easy reach of Ullswater, Derwent Water and Bassenthwaite Lake.*







# ACCOMMODATION

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The property dates back to the mid-17th century and exudes charm and character. It offers exceptionally adaptable accommodation with 2 reception rooms, 5 bedrooms and 2 bathrooms.

Gate Farm has recently been sympathetically renovated throughout but has retained its charm and some beautiful period features. The property now benefits from a new heating system, new wiring, new insulation and plastering in the bedrooms. The internal walls to the front and rear of the property benefit from newly applied lime plaster, giving an authentic feel to the property. New sash window frames have been fitted incorporating the original glass. Brand new skirting, architraves and solid oak doors have been fitted throughout the property.

Both entrances into the property welcome you into the heart of the home, a large open plan kitchen / dining room. The room benefits from traditional stone flooring. In the kitchen high quality, shaker style, solid wooden kitchen units are complemented with solid oak worktops and a large Belfast sink. There is an electric Rangemaster oven, integrated dishwasher and attractive original larder cupboard. The original oak beams and log burning stove give the room a warm and homely feel.

The family room is the perfect place to relax. It benefits from a log burning stove, set in an original feature fireplace and enjoys views onto the garden. The room features original solid oak flooring, a window seat as well as storage to the side of the chimney breast.

The living room is a generous reception room that features one of the two staircases. It incorporates an original chimney breast with storage under. The room benefits from a larger window that looks out onto the garden and a door for access. Canadian maple solid wood flooring and rustic beams also add traditional character.

Upstairs the property features five bedrooms. All bedrooms have traditional features throughout. The main bedroom has fantastic vaulted ceilings with original wooden beams and two large windows looking out to the garden. From the main landing two large bedrooms sit side by side next to the main bathroom. They are both carpeted and benefit from views to the garden with plenty of natural light. The main bathroom has a boutique style with large tiled shower area, freestanding traditional bath and bespoke vanity unit. The bedroom on the opposite side of the landing would equally work well as an office or study.























































# OUTSIDE

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To the exterior the property has a small garden area to the front with picket gate and dry stone wall. A gateway from the road takes you onto a gravel drive way, around the rear of the property, and into a cobbled yard. This area gives access to the garage and stone built outbuilding. The generous garden contains beautiful mature trees and plants with the addition of fantastic views to the surrounding fells."









# INFORMATION

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## KEY FEATURES

- Charming period country property in the Lake District National Park
- Spacious and flexible accommodation in the most idyllic location
- Stunningly beautiful and secluded position with fell views
- Good travel connections, 2 miles off the A66
- Five bedrooms
- Two reception rooms
- Charming farmhouse kitchen / dining room
- Gravel drive with integrated garage
- Fully enclosed, private garden
- Close to Ullswater and Pooley bridge
- Superbly situated for outdoor activities - walking, cycling, camping
- Good selection of pubs, restaurants and cafes only a short drive away.

Directions From M6 Junction 40, take the A66 towards Keswick. Take the right turn for Mungrisdale, travel along the road until you come to the village of Mungrisdale, the property is past the pub and round a sharp bend on the right.

## Services:

Mains Water and Electric Oil central heating and LPG Septic tank

Council Tax band: D

EPC - E

Viewings: Strictly by appointment through the sole selling agents, Fine & Country North Cumbria 01228 583109

Offers: All offers for the property should be made to the sole selling agents, Fine & Country North Cumbria [cumbria@fineandcountry.com](mailto:cumbria@fineandcountry.com)

Money Laundering: Prospective purchases should be aware that in order to comply with current Money Laundering Regulations, before an offer can be accepted, proof of ID and proof of funds will be required to be provided to the agents.

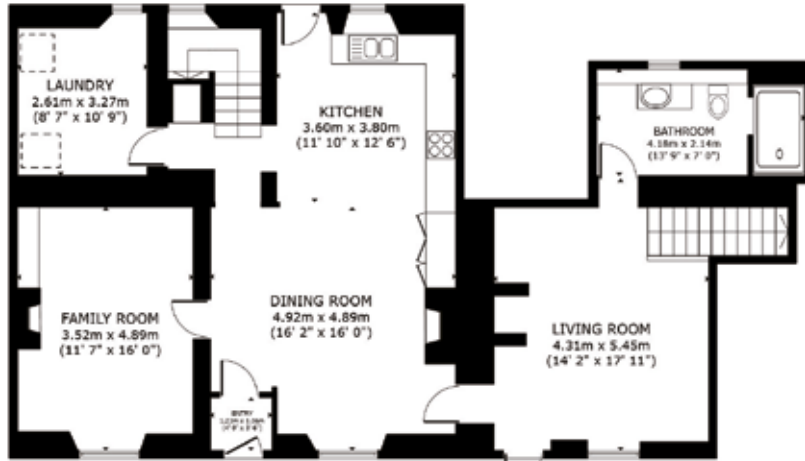
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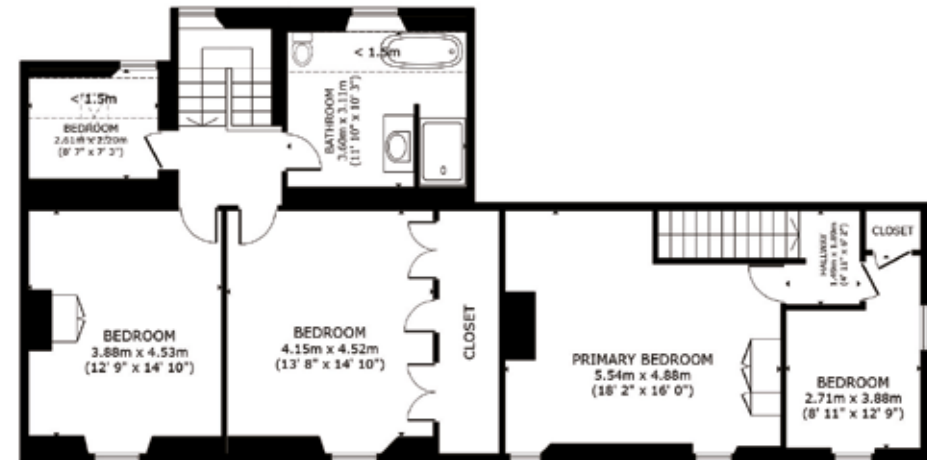
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 41 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 114.2 sq.m. (1,230 sq.ft.) FLOOR 2 113.3 sq.m. (1,220 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 5.0 sq.m. (53 sq.ft.)  
 TOTAL : 227.6 sq.m. (2,450 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed









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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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