



Gatebeck

£399,999

Barn Owl Cottage (Plot 5), Gatebeck, Kendal, LA8 0HZ

Barn Owl Cottage, set within the Cumbrian countryside, is the ideal home for those looking for the Lake District lifestyle; A new 'barn style' home with natural stone façade, built with comfort and country living in mind.

The generous open-plan kitchen diner, with all mod-cons and luxury quartz worktops offers the perfect blend of stylish yet practical living, creating a great social space for all the family. A cosy lounge area, boasting a fireplace, provides access from a patio door onto a well-presented patio area. Barn Owl Cottage benefits from an enclosed and landscaped, East facing garden, perfect for entertaining and enjoys two private parking spaces.

Three good-sized bedrooms means this home is great for hosting guests, as well as offering an attractive, high-quality master en-suite, and family bathroom, offering high-spec fittings.

The property further enjoys additional land opposite.

Quick Overview

- First Class Barn Conversion
- Three Bedrooms and Two Quality Bathrooms
- Wonderful Rural Location
- Landscaped Garden
- Off Road Parking
- Beautiful Elevated Views
- B4RN Hyper-fast Broadband



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B4RN
Broadband*



Off Road
Parking

Property Reference: KL3384



Living Room



Kitchen/Dining Room



Kitchen/Dining Room



Rear Aspect

Specification

Siematic: SLC-KM handleless matt laminate

Pronorm Option: X-Line handleless matt laminate

Worktops: 20mm thick Myriad Quartz

Appliances: Neff

Worktops QUARTZ

20mm Quartz worktops with polished edges, polished sink cut out

Induction Hob: 60cm Induction Hob, Touch Control, 4 zones, Front Bevel, 4.6kW

Extractor: 90cm, Box Design, 3 speed, push buttons, LED lights.

Single oven: CircoTherm, 6 functions, LCD display, 1 ClipRail

Microwave: Up to 800W, 20L, 5 power levels, electronic

Dishwasher: 5 programmes, Flex I baskets, 5 options, InfoLight, 48dB, 10.5L, (2940L), 3/6/9 time delay, 12 place settings, Polinox

Fridge freezer: 177x54 Low Frost bottom Freezer, LED, Digital temperature control, FreshSafe, 4 glass shelves, sliding hinge, 70/30 split

Franke Ariane 1.5 bowl stainless steel undermounted sink

ATHENA Franke Athena Chrome mixer tap

Glass 6mm glass splash back behind hob

BIN 15l round waste bin on back of sink unit door

LED00 5no LED spot lights with driver under wall units

Bathrooms

Porcelanosa Wall and Floor Tiles

All fitting Hansgrohe and Duravit

Heated towels rails.

LED touch mirrors

Wall hung WC with soft close seat.

Three bedroom with ensuite Master

Family bathroom with bath, shower over

Downstairs W.C./Utility

Kitchen Diner

Lounge with log burner and Glazed Doors to patio.

Designated parking for two cars.

Outside lighting.

Security Alarm

B4RN

Underfloor heating throughout first floor.

Location

Sillfield Howe is an attractive luxury development in the heart of Cumbria. This exclusive development of 9 individually styled, contemporary barn conversions, is surrounded by scenic countryside. Nestled between the Lake District National Parks and the Yorkshire Dales, two of England's best-known Areas of Outstanding Natural Beauty (AONB), and with the Lune Valley, Forest of Bowland and Morecambe Bay on your doorstep, Sillfield Howe is part of a lyrical landscape brimming with wildlife and cultural heritage to explore. You are spoilt for choice when you head outdoors.

Located between the charming market towns of Kendal and Kirkby Lonsdale, you are a short trip from the hustle and bustle of characterful high streets – with plenty of things to see, do and experience. With great links to the M6 and A65, plus within 10 mins of Oxenholme Station and other railway links on the West Coast line that go directly to London Euston, Edinburgh and Glasgow, Sillfield Howe is well connected and an easy commute. Nearby airports are Leeds Bradford, Manchester, and Liverpool.

Important Information

Services

Mains electricity
Mains water
LPG central heating
Shared septic tank drainage
Waste water treatment plant

Council Tax Band

Westmorland and Furness Council - Band to be assessed

Tenure

Freehold (Vacant possession upon completion).
Please note, a service charge will be payable to cover the maintenance and upkeep of the communal grounds. Please ask the office for further details.

Energy Performance Certificate

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

Anti-Money Laundering Regulations (AML)

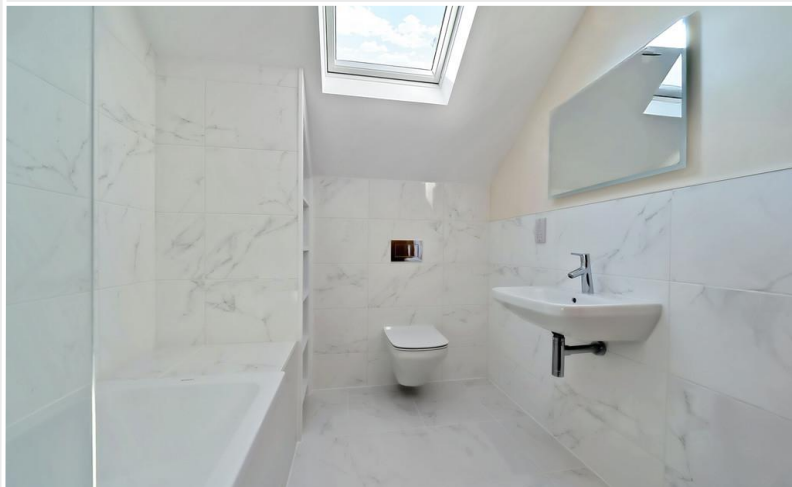
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual 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



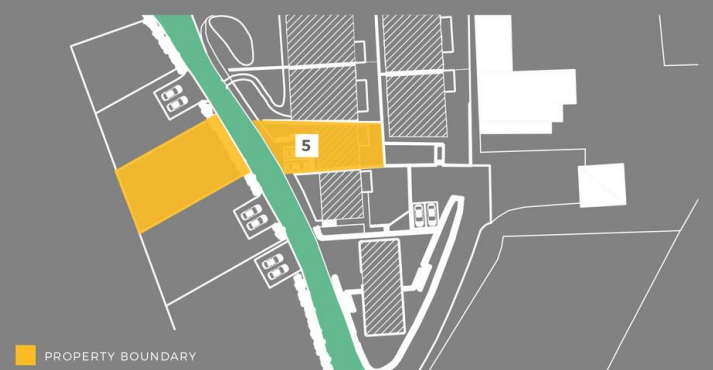
Bedroom

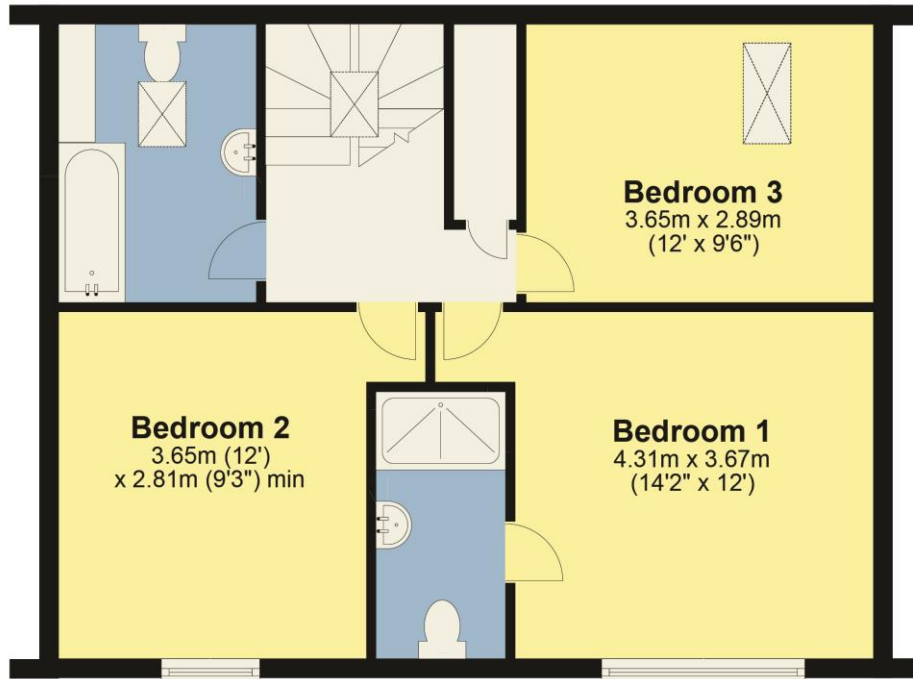


Bathroom

LOCATION PLAN

Cross internal floor area: 1227 ft²





First Floor



Ground Floor

Total area: approx. 115.0 sq. metres (1237.9 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3384

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