

Gatebeck

£575,000

Latrigg Lodge (Plot 9), Gatebeck, Kendal, LA8 0HZ

This beautifully designed three bedroom home blends contemporary style with thoughtful functionality, set in a peaceful rural location. At the heart of the home is a sleek modern kitchen with a central island, perfect for everyday living and entertaining alike.

Bifold doors open from the living area onto a private terrace, ideal for outdoor dining, while a cosy living room with fireplace offers a welcoming space to unwind. The property also features a large enclosed paddock, perfect for an orchard, vegetable garden or small scale hobby farming. Additional benefits include a front terrace, designated parking for two vehicles and a small garage or storeroom.

There are three generously sized bedrooms include a master with en suite. A family bathroom features a separate shower and bath, with an additional cloakroom for convenience. All bathrooms are finished to a high standard with Porcelanosa tiles, Hansgrohe and Duravit fittings, LED mirrors, wall hung WCs and heated towel rails.

Further highlights include underfloor heating throughout, solar panels, outside lighting, a security alarm system and ultra fast B4RN broadband, bringing modern comfort to a countryside setting.

Expected build completion: August 2025. Enquire now to reserve your plot.

Quick Overview

- First Class Detached Barn Conversion
- Three Bedrooms & Two Bathrooms
- Sleek Contemporary Kitchen with Island
- Bifold Doors Leading to Private Terrace
- Enclosed Paddock
- Underfloor Heating and Solar Panels
- Wonderful Rural Location
- Off Road Parking
- Close to Transport Links
- B4RN Hyper-fast Broadband

Property Reference: KL3648



Specification

Kitchen:

- Contemporary Siematic handleless matte laminate kitchen with island
- 20mm Quartz worktops with polished edges, polished sink cut-out, recess drainer, and upstands to sink wall, hob, and tap cut-out
- Franke single stainless steel undermounted sink
- Franke chrome mixer tap
- 6mm glass splashback behind hob
- LED spot lights with driver under wall units
- 15L round waste bin on back of sink unit door
- Neff Appliances Included:
 - 60cm Induction Hob - Touch control, 4 zones, front bevel, 4.6kW
 - 60cm Inlay Box Extractor - 3 speed + intensive, electronic touch control, LED lights
 - Single Oven - CircoTherm, 6 functions, LCD display, 1 ClipRail
 - Microwave - Up to 800W, 20L, 5 power levels, white LED display
 - Dishwasher - 6 programmes, 5 options, InfoLight, 46dB, 13 place settings, 5-year warranty
 - Fridge Freezer - 177x54cm, Low Frost, LED, Digital temp control, FreshSafe, 70/30 split

Living & Outdoor Space:

- Bi-fold doors opening to a secluded terrace, ideal for outdoor dining
- Living room with fireplace
- Large, enclosed paddock - ideal for orchard, vegetable growing, or small-scale husbandry
- Enclosed front patio
- Designated parking for two cars
- Small garage/storeroom

Bedrooms & Bathrooms:

- Three good-sized bedrooms
- Master bedroom with en suite
- Family bathroom with bath and separate shower
- Upstairs cloakroom with W.C. and hand wash basin
- Fully fitted bathrooms with Porcelanosa tiles
- Heated towel rails
- Wall-hung WC with soft close seat
- Hansgrohe and Duravit fittings
- Illuminated LED mirrors

Additional Features:

- Solar panels
- Outside lighting
- Security alarm system
- B4RN high-speed broadband
- Underfloor heating throughout

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.

Services

Mains electricity, Mains water, LPG central heating, 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.

Please Note:

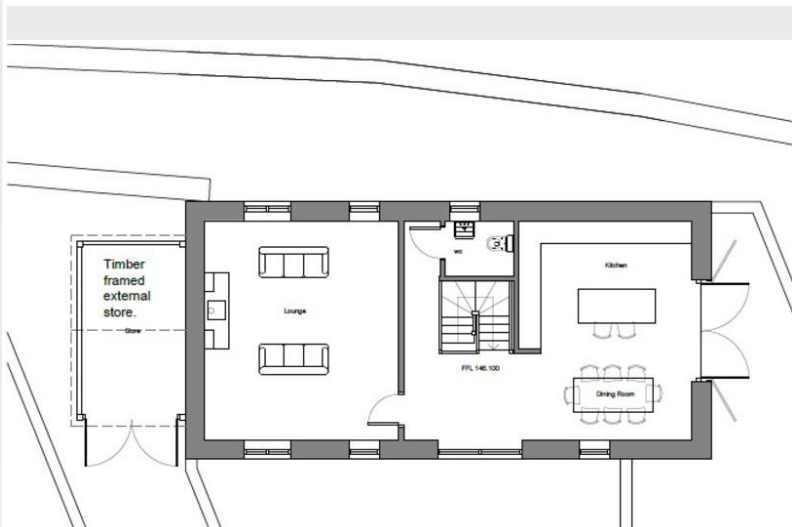
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Parking

Two parking spaces proposed, subject to planning permission (currently under consideration).

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).



Latrigg First Floor



Latrigg Ground Floor

LOCATION PLAN



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 11/06/2025.

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