



Gatebeck

£565,000

Byre House (Plot 4), Gatebeck, Kendal, LA8 0HZ

Byre House is a beautiful four-bedroom luxury barn conversion, built with country living in mind. The spacious entrance foyer leads through double doors into a well-presented, comfortable lounge area with a fabulous fireplace. A downstairs utility provides the perfect place for storing muddy coats and boots with room for additional appliances, such as a washing machine and drier. This beautifully presented home boasts four bedrooms, including a master suite with an addition fifth bedroom that could be used as a study, finished to a high quality.

Byre House benefits from a fabulous open-plan kitchen diner with all mod-cons and high-quality quartz worktops, the hub of the home for entertaining friends and family. With a family bathroom comprising a bath and separate shower, and a downstairs W.C., the Byre House is a welcoming family home, both comfortable and practical, making it the perfect home for hosting family and friends. The home also enjoys landscaped gardens for easy maintenance that are fully enclosed and enjoys parking for two cars.

Quick Overview

First Class Terraced Barn Conversion
Four/Five Bedrooms and Two Quality
Bathrooms
Open Plan Living Space
Home Office
Useful Separate Utility
Wonderful Rural Location
Landscaped Garden
Off Road Parking for Two Cars
Beautiful Elevated Views
B4RN Hyper-fast Broadband



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B4RN
Broadband*



Off Road
Parking

Property Reference: KL3383



Entrance Hall



Living Room



Kitchen/Dining Room



Specification

Contemporary kitchen with soft close drawers and doors
 Quartz work surfaces and upstand
 NEFF integrated appliances including;
 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: 4 programmes, Flex I baskets, 4 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 below wall units
 BIN 15l round waste bin on back of sink unit door
 LED00 3no LED spot lights with driver under wall units

Fully fitted bathrooms with Porcelanosa wall and floor tiles, heated towels rails, wall hung WC with soft close seat and all fitting Hansgrohe and Duravit with LED lit mirrors.

Outside lighting.

Security Alarm

B4RN

Under Floor Heating throughout first floor

Location

Located within the heart of Cumbria, this exclusive development of 9 individually styled, contemporary barn conversions, is surrounded by scenic countryside. Nestled between the Yorkshire Dales and Lake District National Parks, 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. Having great links to the M6 and A65, plus only 10 minutes away from Oxenholme Station which have links that go directly to London Euston, Edinburgh and Glasgow.

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



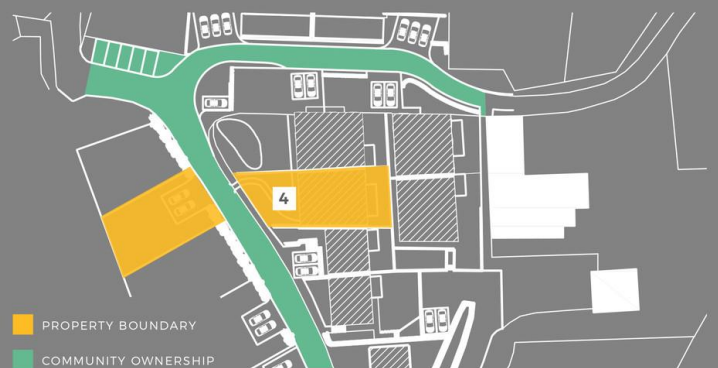
Bedroom



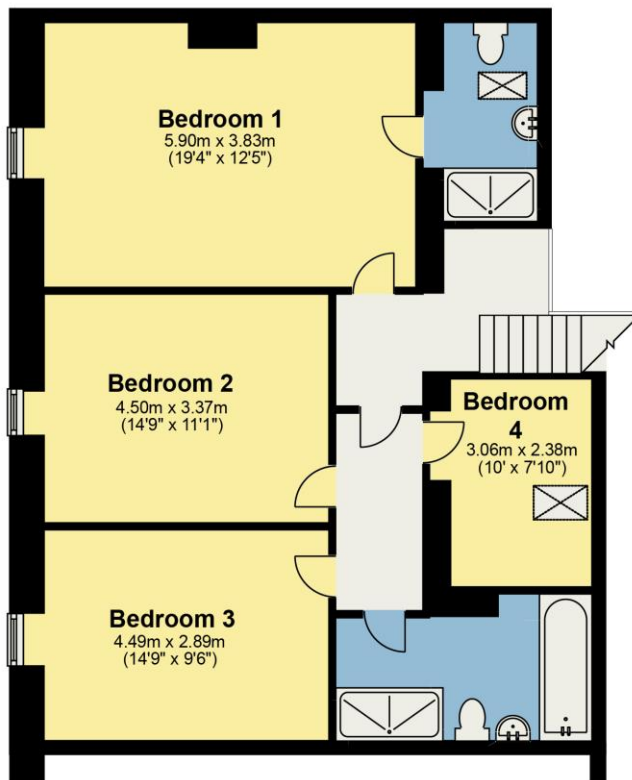
Bathroom

LOCATION PLAN

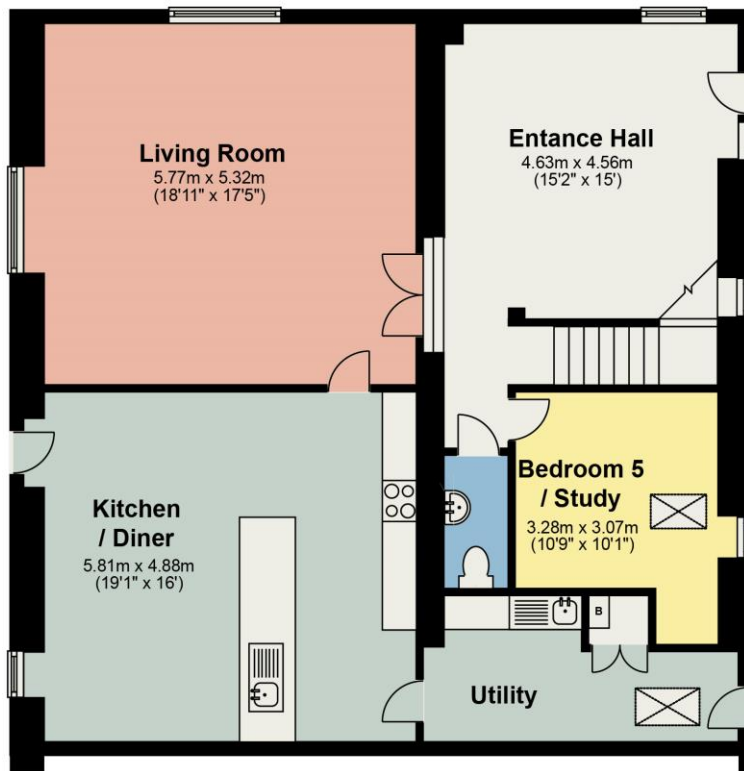
Gross internal floor area: 2109 ft²



First Floor



Ground Floor



Total area: approx. 191.5 sq. metres (2061.6 sq. feet)

For illustrative purposes only. Not to scale.

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 18/03/2025.