



Gatebeck

£650,000

Bowfell Barn (Plot 7), Gatebeck, Kendal, LA8 0HZ

Welcome to Bowfell Barn, a wonderful stone faced property boasting five bedrooms, three bathrooms and well appointed living with modern touches throughout. The ground floor comprises open plan living with a generous kitchen/dining room enjoying patio doors opening into the garden, ideal for entertaining and hosting family and friends. There is also a light and bright separate living room, along with a handy utility, office space and cloakroom with W.C.

Following to the first floor, there are five great sized bedrooms, making this home ideal for families with ample integrated storage and two en suite bathrooms, as well as a family bathroom to finish. Completing the picture is the off road parking and enclosed North facing rear garden.

Quick Overview

First Class Semi-Detached Barn Conversion
Five Bedrooms & Three Bathrooms
Open Plan Kitchen/Dining Area
Opportunity to Choose Kitchen & Bathroom
Finish
Handy Utility Space
Wonderful Rural Location
Enclosed Rear Garden
Off Road Parking
Close to Transport Links
B4RN Hyper-fast Broadband



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TBC



B4RN
Broadband*



Off Road
Parking

Property Reference: KL3512



Bowfell Barn Visual



Bowfell Barn



Bowfell Barn



Bowfell Barn

Specification

Contemporary Siematic handleless matte laminate kitchen in a choice of colours

Pronorm Option: X-Line handleless matt laminate in choice of colours

20mm Quartz worktops with polished edges, polished sink cut out, 5 drainer grooves, includes window sill, hob and tap cut out

Neff 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: 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 2no LED spot lights with driver under wall units.

Spacious foyer with double doors to lounge and family room. Open plan kitchen/living/diner with fireplace and living room with log burning stove.

Utility with sink and mixer taps.

Downstairs cloakroom with W.C. and hand wash basin.

Five great sized bedrooms with en suite master bedroom and sixth bedroom/study.

Family bathroom with bath and separate shower.

Fully fitted Porcelanosa bathrooms with tiles to be chosen by the purchaser; heated towels rails, wall hung WC with soft close seat and all fitting Hansgrohe and Duravit with illuminating LED mirrors.

Large enclosed garden to the front and rear with designated parking for two cars.

Solar Panels

Outside lighting

Security Alarm

B4RN

Under Floor Heating throughout.

Build Completion September 2024 – this is dependent on the purchaser choosing the tiles/kitchen.

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. 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).



Bowfell Barn



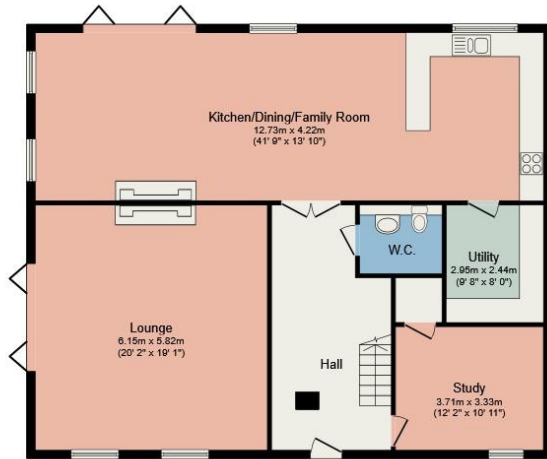
Bowfell Barn



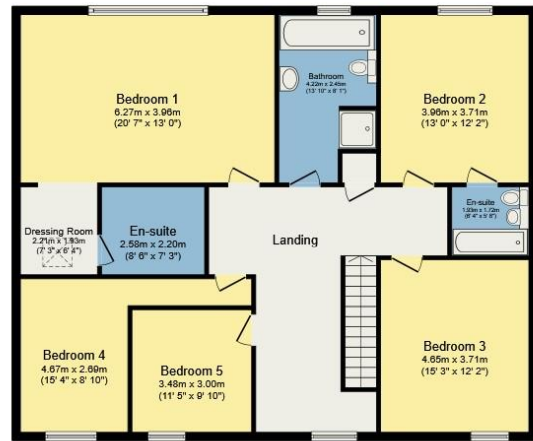
Bowfell Barn



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Ground Floor



First Floor

Total floor area 266.3 sq.m. (2,866 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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