



Gatesgarth Cottage , Penrith, CA11 0LS

Guide price £400,000





Gatesgarth Cottage

Penrith, CA11 0LS

- Detached two-bedroom bungalow in need of full renovation, offering great potential
- About 92 sq m (995 sq ft) of single-storey accommodation
- Kitchen with fitted units, porch and store
- Family bathroom with bath and shower over
- Own private, level lawned garden, framed by mature trees
- Peaceful, secluded setting in the Ullswater valley
- Spacious lounge (17'1" x 12'0") with a tiled fireplace and built-in shelving
- Two bedrooms, both with built-in storage
- Integral garage (20'5" x 11'9") with double doors, with scope for conversion (subject to consents)
- Available separately or together with neighbouring Gatesgarth, creating a family or multi-use compound

Gatesgarth Cottage is a detached two-bedroom bungalow set within the grounds of Gatesgarth, in a peaceful, secluded woodland setting in the Ullswater valley. It offers about 92 sq m (995 sq ft) of single-storey accommodation, including an integral garage. The cottage has been left unoccupied and is in need of full renovation and repair. It is a blank canvas for a buyer wanting a manageable home, a holiday retreat or an ancillary dwelling. It is sold with its own private garden and is available either separately or together with Gatesgarth. It has a tiled roof, a chimney and traditional casement windows throughout.

Directions

What3words location: [///happening.romantics.delight](https://www.what3words.com/?q=///happening.romantics.delight)



ACCOMODATION

The entrance leads directly to the principal rooms. The lounge (5.20m x 3.67m) is a bright, generous room with a large window, a tiled fireplace and built-in shelving. The kitchen (2.70m x 3.34m) has a range of fitted units, a double sink beneath the window and access to a porch and a useful store. There are two bedrooms: Bedroom 1 (4.27m x 3.15m) is a good double, and Bedroom 2 (2.69m x 3.31m) is a further comfortable room, both with built-in storage. The bathroom (1.90m x 1.68m) has a bath with shower over, basin and WC. The integral garage (3.57m x 6.22m) is generous, with double doors and a rear access door, and offers scope for conversion or further storage, subject to consents.

Entrance Hallway

Lounge

17'0" x 12'0" (5.20 x 3.67)



Kitchen	10'11" x 8'10" (3.34 x 2.70)
Bedroom One	14'0" x 10'4" (4.27 x 3.15)
Bedroom Two	10'10" x 8'9" (3.31 x 2.69)
Bathroom	6'2" x 5'6" (1.90 x 1.68)
Covered Porch	
Garage	20'4" x 11'8" (6.22 x 3.57)

Outside

The cottage is sold with its own private garden, a generous level lawn that wraps around the bungalow on three sides. Mature trees, including fine specimen conifers and deciduous trees that give lovely autumn colour, enclose the plot, giving a secluded, woodland feel. The garden offers plenty of scope for a new owner to landscape, plant and create outdoor seating areas. A driveway runs alongside the property, and the integral garage provides covered parking or storage.

Location

Gatesgarth Cottage enjoys the same peaceful setting as the main house in the Ullswater valley, close to the lake and surrounded by fells. The area is ideal for walking, sailing, cycling and all the outdoor pursuits the Lake District offers. The market town of Penrith, with its shops, schools, railway station and access to the M6, is within easy reach.

Services

Mains water
 Septic tank
 No central heating
 Telephone & broadband to be confirmed
 Mains electric

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or

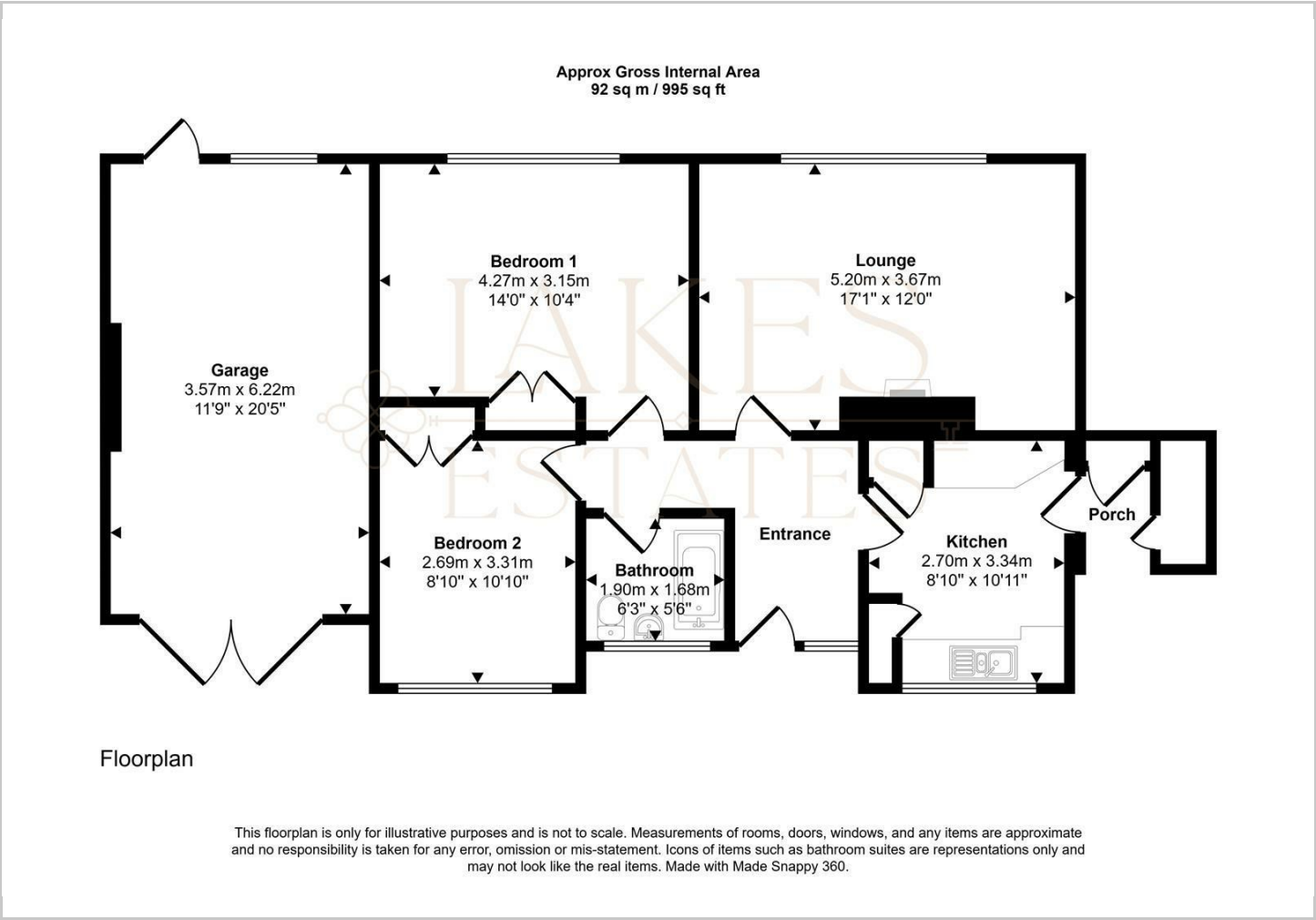


representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.



Floor Plans



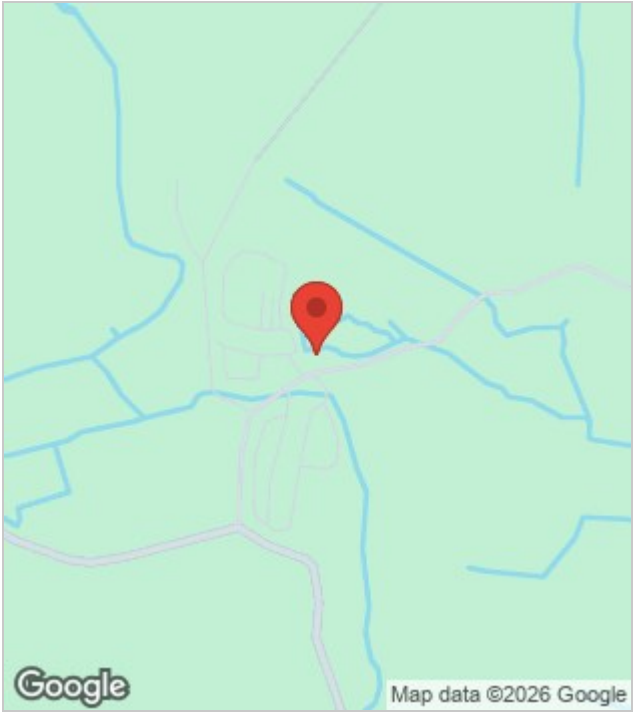
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

