



GREENWAYS, GATEBECK, KENDAL, LA8 0HW
£575,000

MILNE MOSER
SALES + LETTINGS

GREENWAYS GATEBECK KENDAL LA8 0HW



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PARKING

OVERVIEW

Tucked away from the country lane, barely visible from the road, Greenways is an exciting opportunity which must be viewed. Offering buyers a lifestyle change, this delightful small holding has garden and fields extending to approximately 3.5 acres. The bungalow has been extended and developed over the years, adding a large all weather conservatory with views over countryside and a loft conversion. The accommodation is now over two levels with a total of four bedrooms, a shower room and bathroom, a lounge and well fitted kitchen. Externally, there is driveway parking, a garage plus two workshop/stores. The garden backs onto the fields included.

ACCOMMODATION

From the parking area, steps lead up to a terrace with the main entrance being through the conservatory.

CONSERVATORY 16' 2" x 18' 5" (4.94m x 5.62m)

An impressive entrance to the property having space for a full lounge suite and lovely views over the garden and surrounding fields. UPVC double glazed to all but one side with doors leading out into the garden, the roof has been insulated to ensure the conservatory can be used year round. Folding doors lead to the lounge and a glazed door into the hallway. Two electric heaters and two wall lights.

HALLWAY 12' 8" x 6' 10" (3.85m x 2.08m)

Ceiling light, radiator and built in cupboard. A further full height cupboard provides space for coats.





LOUNGE 11' 10" x 16' 4" (3.61m x 4.98m)

An internal UPVC double glazed window to the rear porch plus folding glazed doors to the conservatory. Contemporary wood burner, a ceiling light, radiator and two wall lights.

KITCHEN 11' 0" x 16' 5" (3.36m x 5.01m)

A UPVC double glazed window overlooks fields at the side. Fitted with cherry wood style base and wall units with marble effect worktops and a dark one and a half bowl sink with drainer. Induction hob with hood over, an electric double oven with grill plus integrated fridge, freezer and dishwasher. There are downlights to the ceiling and a radiator. Built in airing cupboard with hot water cylinder and shelving. A window and glazed door connect to the rear porch.

REAR PORCH 19' 6" x 6' 5" (5.95m x 1.96m)

UPVC double glazed to three sides and two external doors. Tiled floor and fitted with kitchen units for storage.

DINING ROOM 11' 11" x 15' 7" (3.64m x 4.75m)

UPVC double glazed sliding patio doors lead into the garden and there is a further UPVC double glazed window. Two radiators, two wall lights, a ceiling light and stairs to the first floor.

BEDROOM 11' 1" x 8' 11" (3.39m x 2.71m)

UPVC double glazed window to two aspects - one with view across countryside. Ceiling light and a radiator.

BEDROOM 7' 7" x 9' 4" (2.30m x 2.85m) max

Having a view across fields, this bedroom has a built in wardrobe plus overbed storage, a radiator and ceiling light. UPVC double glazed window.

SHOWER ROOM 7' 7" x 5' 10" (2.30m x 1.77m)

Frosted UPVC double glazed window. Fitted with a concealed cistern WC, vanity wash hand basin and a walk in shower area. Fully tiled, the shower room also has a heated chrome towel rail, a shaver point, inset mirror and a ceiling light.

LANDING

Having two built in eaves storage cupboards and two ceiling lights.



BEDROOM 11' 3" x 14' 9" (3.44m x 4.49m) max

Two Velux rooflights. Within the roof space, storage has been cleverly created around the room with built in drawers, dressing table and wardrobe. Two ceiling lights and a radiator.

BEDROOM 11' 6" x 15' 0" (3.49m x 4.57m) max

UPVC double glazed window overlooking fields plus a large Velux rooflight. Also with the roof space, the fourth bedroom has eaves storage and a built in cupboard, a radiator and ceiling light.

BATHROOM 6' 10" x 7' 0" (2.08m x 2.13m) max

Fully tiled the bathroom is fitted with a concealed cistern WC, vanity wash hand basin with drawers under and a whirlpool bath fitted beneath the eaves. Heated towel rail and a ceiling light.

EXTERNAL

Pretty garden areas extend to two sides of the property and are mainly lawned. A gated driveway provides space for a trailer or horse box if required. Evergreens and fruit provide year round interest and there are gravelled areas for seating and a terrace to the roof of the garage. External socket and lighting.

The fields included in the sale are on two sides of the garden and amount to approximately 3.5 acres.

GARAGE 18' 5" x 13' 11" (5.61m x 3.96m)

Up and over door plus power and light.

WORKSHOP/STORE 1 16' 1" x 9' 7" (4.87m x 2.74m)

UPVC door and double glazed window. Plumbing for a washing machine, power and light.

WORKSHOP/STORE 2 8' 8" x 9' 7" (2.43m x 2.74m)

Wall mounted Vaillant boiler, power, light and a window.

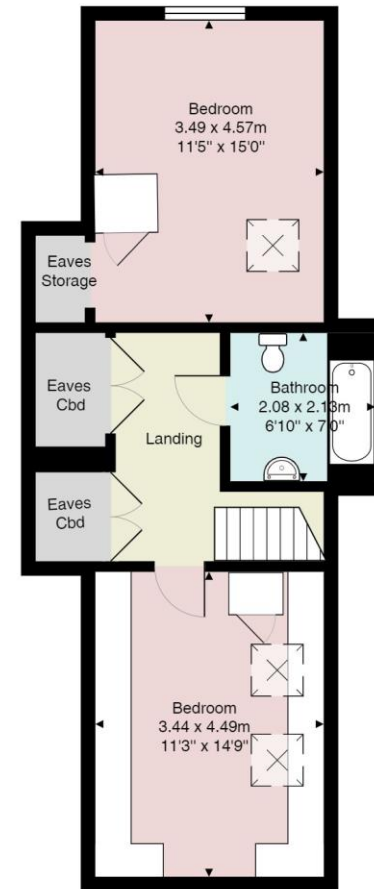
DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed out of town passing Asda and Westmorland General Hospital. Pass through Barrows Green and upon reaching Summerlands, turn left onto Gatebeck Lane. Pass the turning to Low Park, continue down the hill, over the bridge and up to the junction. Bear left. Greenways is accessed via a driveway to the left hand side alongside Fellside (a bungalow).
what3words///field.spenders.sideburns





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





GENERAL INFORMATION


Services: Mains Water, Gas and Electric. Drainage via shared septic tank. This has been recently upgraded to comply with General Binding regulations and is shared with the adjoining property, Fellside. The tank is located on Fellside's land.

Tenure: Freehold. Please note the driveway is owned by Fellside with Greenways having a right of access.

Council Tax Band: D

EPC Grading: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	47
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

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