



GALE SYKE, PLANTATION BRIDGE, KENDAL, CUMBRIA, LA8 9JA  
**£675,000**

**MILNE MOSER**  
SALES + LETTINGS

**GALE SYKE  
PLANTATION BRIDGE  
KENDAL  
LA8 9JA**



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GARAGE &  
PARKING

**OVERVIEW**

Situated between Kendal and Windermere, Gale Syke is a generous detached bungalow sat within approximately an acre of garden and woodland. There are views across to fields and wonderful vistas through the trees, perfect for wildlife watching. Extended by the current owners, there is a good sized lounge with cosy multi fuel stove and doors to the garden, a large dining room, kitchen, office and utility room. The three bedrooms are all doubles and there is a bathroom with roll top bath and separate shower cubicle. The garden is perfect for exploring, intersected by a small beck creating a formal garden/lawn area and woodland. There is off road parking and turning and a detached garage.

**ACCOMMODATION**

From the parking and turning area, a path leads to the side and round to the front door. There is a further entrance into the dining room and one at the opposite side of the bungalow into the utility room.

**HALL**

A T-shaped hall with access to the loft, a radiator and two ceiling lights. The loft is boarded and has a ladder and light. Attractive period style doors lead to the three bedrooms and bathroom and there is open access to the kitchen and office.

**KITCHEN**

13' 2" x 8' 2" (4.02m x 2.48m)

UPVC double glazed window with woodland outlook. Fitted with wood farmhouse style base and wall units, speckled worktops, tiled splashbacks and a stainless steel sink with drainer. The solid





fuel Rayburn has two hot plates and ovens and fires the central heating and hot water (separate immersion if needed). Electric hob with hood above, electric oven, a ceiling light, pelmet lighting and space for an undercounter fridge.

#### DINING ROOM

17' 2" x 15' 0" (5.22m x 4.58m)

UPVC double glazed windows face the side and front aspect - both with lovely outlooks and there are glazed doors connecting to the lounge. Ceiling light. wall mounted electric fire and exposed floorboards.

#### LOUNGE

17' 4" x 18' 3" (5.27m x 5.56m)

Another good sized room with UPVC double glazed French doors leading to the garden and a multi fuel wood burner set to a slate hearth. Two UPVC double glazed windows at the side look towards the woodland and there are two wall lights, a ceiling light and exposed floorboards.

#### INNER HALLWAY

6' 9" x 7' 5" (2.06m x 2.25m)

There are two built in cupboards providing all important storage, a ceiling light, radiator and tiled floor.

#### UTILITY ROOM

6' 1" x 9' 9" (1.84m x 2.97m)

UPVC double glazed window overlooking fields. Fitted with base and full height units, marble effect worktops and a stainless steel sink. Plumbing for a washing machine, a ceiling light, extractor and radiator. A frosted UPVC double glazed window leads to the rear.

#### OFFICE

6' 7" x 6' 10" (2.00m x 2.09m)

A handy nook within the property, perfect as a home office. Ceiling light and two built in cupboards - one housing the hot water cylinder.

#### BEDROOM

15' 8" x 11' 7" (4.77m x 3.53m)

A good sized double with lovely view over the field at the rear. Radiator, ceiling light and UPVC double glazed window.



#### BEDROOM

13' 2" x 11' 5" (4.02m x 3.48m)

UPVC double glazed windows face the rear and side elevations. Radiator and a ceiling light.

#### BEDROOM

9' 10" x 11' 5" (3.00m x 3.48m)

Also having two UPVC double glazed windows, the third bedroom has a radiator and ceiling light.

#### BATHROOM

10' 2" x 8' 1" (3.09m x 2.46m)

Frosted UPVC double glazed window to the front aspect. A generous bathroom fitted with a freestanding roll top bath, a vanity hand basin, WC and shower cubicle. Tiling to the walls, a ceiling light, extractor and radiator.

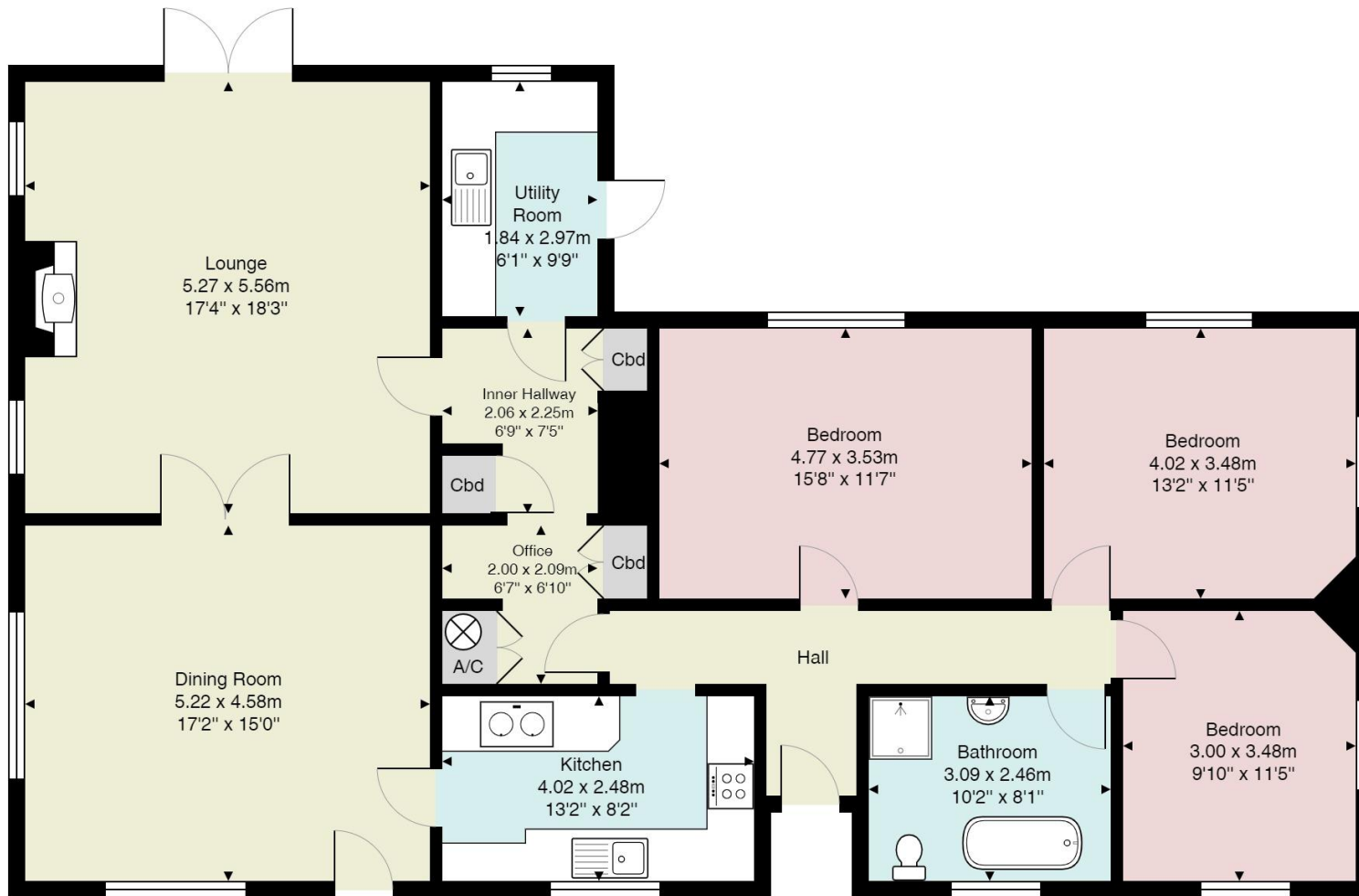
#### EXTERNAL

Outside spaces extend to all four sides of Gale Syke with plenty of room to explore, play, grow vegetables and park. To the front is a woodland space, recently replanted with shrubs, a path continues into the lawned side garden which is bounded by trees and the beck. The rear garden is also lawned, interspersed with ornamental trees and evergreen and there is space for pots and furniture. A walled area runs parallel to the garden at the side and is perfect for compost bins - this space has excellent potential to create a vegetable plot. Crossing the beck into the woodland, the plot gently slopes and is bounded by walling, fencing and the train line to Windermere. There is a parking and turning area and garage (8' 2" x 18' 5") with up and over door. External lights and a tap.

#### DIRECTIONS

Leaving Kendal on Windermere Road, continue out of town following signs to Windermere on the A591. As the road goes downhill approaching Plantation Bridge Petrol Station, the property is located to the right hand side as indicated by our For Sale Board. [what3words///workroom.aboard.graphics](http://what3words///workroom.aboard.graphics)





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 and Electric. Solid Fuel central heating and hot water from the Rayburn. Additional Immersion heating for hot water. Private Drainage via septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold. The woodland garden bounds the local branch line from Kendal to Windermere

Council Tax Band: E

EPC Grading: F. Please note it may not be possible to let this property on a tenancy basis

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**ARRANGE A VIEWING**

To arrange your viewing contact our Kendal Team:

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