

Gatesgarth Cottage,
Buttermere

Edwin
Thompson



Gatesgarth Cottage,
Buttermere, Cockermouth, Cumbria, CA13 9XA



Brief Résumé

Gatesgarth Cottage is a stunning property situated in a beautiful unique setting, southwest of Buttermere. A most substantial former farmhouse and barn offering flexible four bedroomed accommodation together with extensive walled land. Outstanding Lakeland location.

Description

Dating back to the mid-18th century, Gatesgarth Cottage sits in an exceptional beautiful rural location on Honister Pass/B5389, with panoramic views over surrounding fells Feelwith Pike, Haystacks and Robinson and the imposing, Dale Head, High Stile, and Pillar mountains. Currently the property comprises; entrance hall with original slate staircase off, sitting room, living room, pantry, and kitchen, with rear porch and WC. To the first floor are two double bedrooms and two single bedrooms. Outside, the property is set in beautiful gardens and grounds extending to approximately half an acre and are bordered by open fields with a small beck. To the front is a cast gate iron gate to a pathway giving access to the front entrance door with lawned walled gardens either side. To the left-hand side of the property is a further walled lawned garden, taking in the stunning panoramic Lakeland Fells views.

There is a barn on the opposite side of the road which could be converted including parking with relevant planning. Again, this is surrounded by stone walling and fencing.

The property maintains many original features but does require updating which is reflected in the more than realistic asking price. There is some double glazing.

Gatesgarth sits in open countryside in the Honister Pass Valley, which is considered to be England’s most beautiful valley, and there are delightful views and outlooks in every direction over the surrounding Lakeland scenery. The property is nearby the coast-to-coast route and offers the opportunity of numerous fine walks for all levels of ability directly from the property.

Despite its beautiful location, Gatesgarth Cottage is located only 25 minutes from Keswick and 50 minutes from Penrith, giving access to the M6 motorway and direct rail links to London, Manchester, Manchester Airport and Glasgow.

Directions

From Keswick take the A66 west, turning left into Portinscale and follow the B5289, passed Stair, towards Buttermere. Follow the scenic road for approximately 7 miles. Turn left at St James’s Church and proceed along the road with Buttermere on your right-hand side towards Gatesgarth and the property is on your right.



Accommodation:

GROUND FLOOR

Hallway

Entrance door. Staircase to first floor. Access to Living Room, Sitting Room, and Pantry.

Sitting Room

Sash window. Open fireplace. Electric heater.

Pantry

uPVC window.

Living Room

Sash window. Open fireplace. Alcove cupboards. Electric heater. Door to:

Kitchen

Stainless steel sink.

Door to:

Rear Porch

uPVC window. External door. Door to:

Inner porch

uPVC window. Washbasin. Door to:

Cloaks/WC

uPVC window. WC.

FIRST FLOOR

Landing

Window. Access to four bedrooms.

Bedroom One

Sash window.

Bedroom Two

Sash window. Cupboard housing hot water tank.

Bedroom Three

uPVC window.

Bedroom Four

uPVC window.

OUTSIDE

Gardens and Grounds

Stone walled gardens to the front, rear, and sides of the main property. Across the road is a barn surrounded by stone walling and fencing. Please see attached OS map for approximate borders.

Services

Mains electricity. Water from natural spring with filtration system found in the barn. Drainage is to a private septic tank and soakaway (Does not meet current 2020 regulation). Water heating is provided by the immersion hot water tank in Bedroom Two.

Council Tax

The GOV.UK website identifies the property as being in Band 'F'. and the Allerdale Borough Council website lists the Council Tax payable for the current year, 2022/23 as being £2,920.06.

Offers

All offers should be made to the Agents, Edwin Thompson LLP.

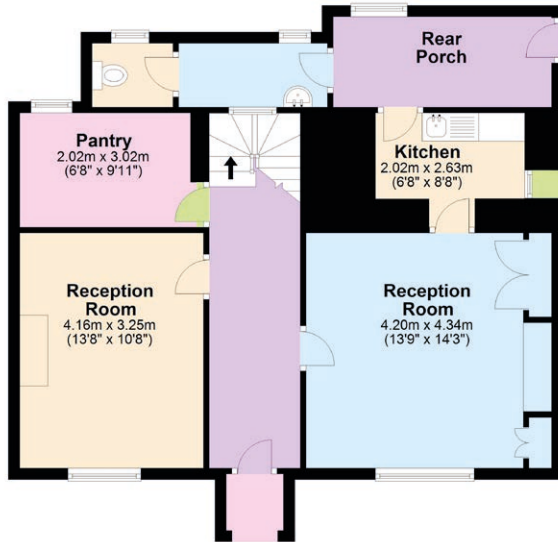
Viewing

Strictly by appointment through the Agents, Edwin Thompson LLP.

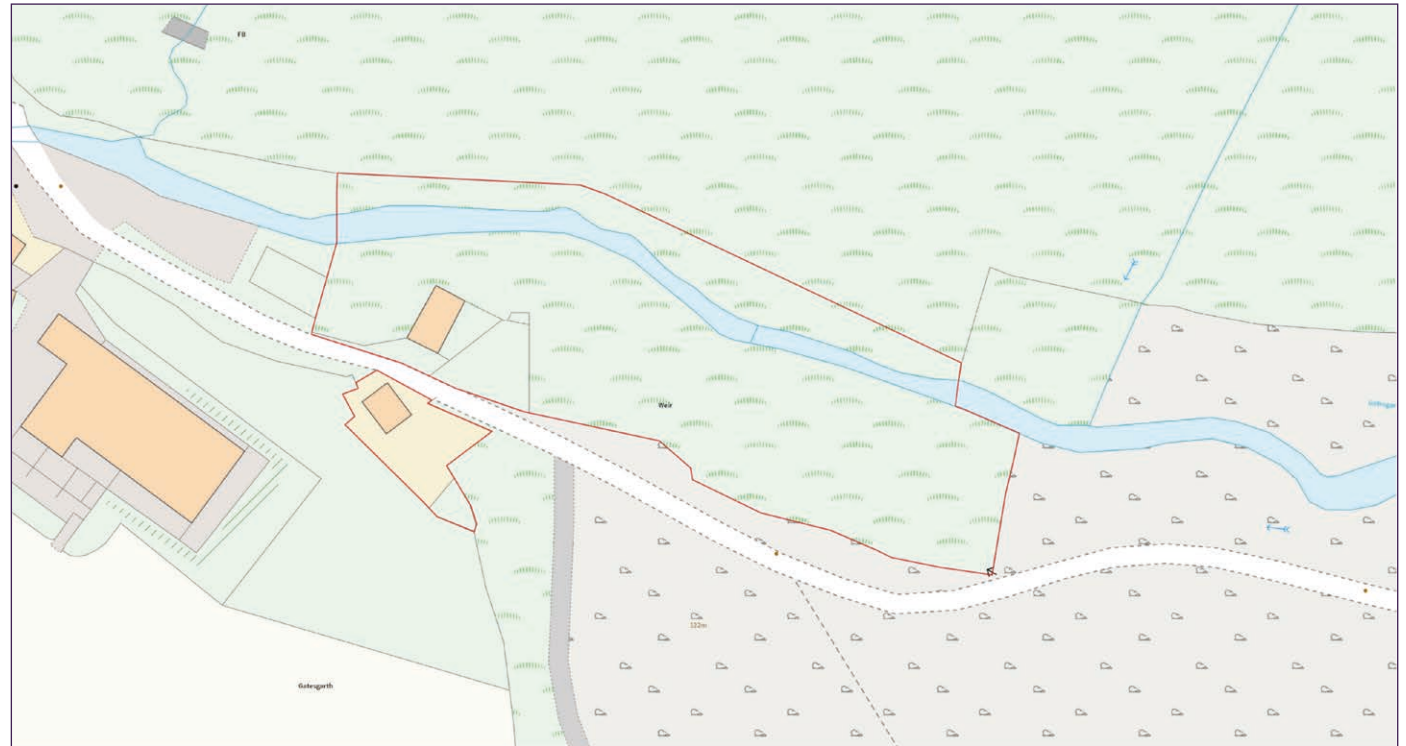
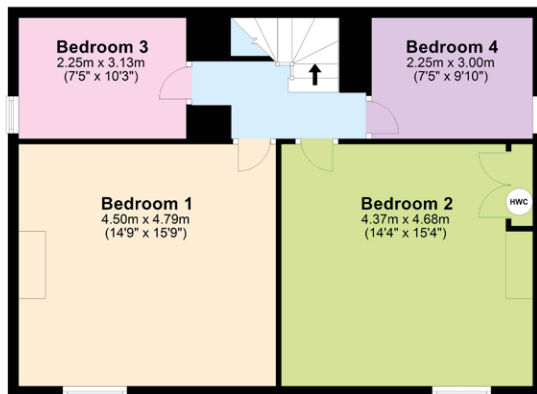
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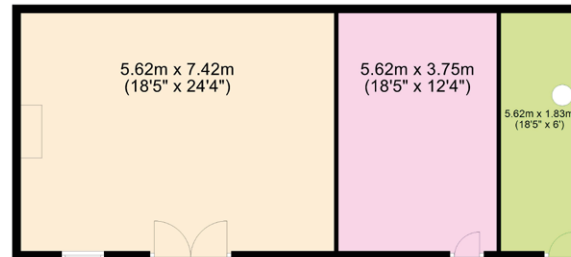
Ground Floor



First Floor



Barn



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7 G	

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