

# Cumbrian Properties

## Gate Farm, Mungrisdale



**Price Region £695,000**

**EPC-E**

Semi-detached cottage | Beautiful fell views  
2 receptions | 5 bedrooms | 2 bathrooms  
Driveway, garage and generous rear garden | No chain



## 2/ GATE FARM, MUNGRISDALE, PENRITH

Gate Farm is a beautiful Grade II listed Cumbrian cottage occupying a delightful setting within the small picturesque village of Mungrisdale. Dating back to the mid 17<sup>th</sup> century this charming property is full of character and has benefited from many improvements in recent years providing spacious and flexible accommodation that includes five bedrooms, two reception rooms and two bathrooms. Outside the property has fabulous views over the surrounding fells, a generous lawned rear garden, gated driveway, wood store, garage and stone built outhouse. Located just 2 miles from the A66 between Keswick and Penrith, this easily accessible village is nestled within the beautiful countryside of the Lake District National Park, within easy reach of Ullswater, Derwentwater and Bassenthwaite lake. Overall this is a beautiful home that would suit a multitude of buyers. Sold with no onward chain, viewing is essential to fully appreciate all that this property has to offer.

The accommodation with approximate measurements briefly comprises:

Entry via a wooden single glazed door into the dining kitchen.

**DINING KITCHEN (24'10 x 14')** A range of country style base units with solid oak worksurfaces incorporating a double ceramic sink with mixer tap, integrated under the counter fridge and space for cooker. Original larder cupboard, single glazed window to the front, beamed ceiling, two radiators, double glazed sash window to the rear and multi fuel stove in an Inglenook fireplace. Stone flooring, wood framed single glazed door to the rear porch, stairs to the first floor and doors to utility room, family room and lounge.



DINING KITCHEN

### 3/ GATE FARM, MUNGRISDALE, PENRITH

**REAR PORCH** Wooden single glazed door providing access out to the garden.

**FAMILY ROOM (14'9 x 11'2)** Double glazed sash window with window seat overlooking the rear garden, beamed ceiling, radiator, log burning stove and original solid oak flooring.



FAMILY ROOM

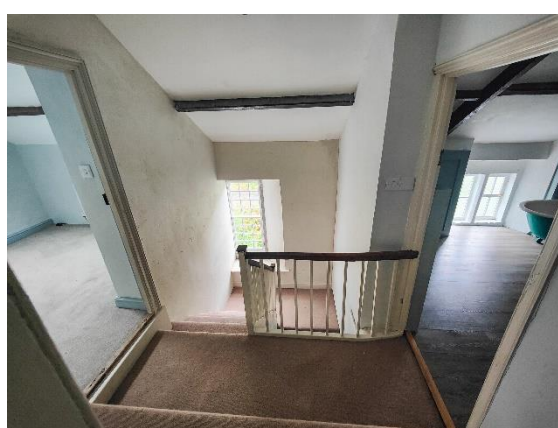
**UTILITY ROOM (9'4 x 8')** Plumbing for washing machine, space for additional white goods, radiator, slate flooring and sash window to the front.

**LOUNGE (15' x 13'8)** Wood framed single glazed window to the rear, radiator, stairs to the first floor, beamed ceiling and solid wood flooring. Door to shower room and a wooden stable door provides access out to the garden.

**SHOWER ROOM (9'9 x 7')** Single glazed window to the front, radiator, low level WC, heated towel rail and walk-in shower.



LOUNGE



LANDING

Stairs from the second reception to the first floor -  
**FIRST FLOOR LANDING** Doors to bedrooms 4 & 5.



4/ GATE FARM, MUNGRISDALE, PENRITH

**BEDROOM 4 (18' x 15'2 narrowing to 11'8)** Vaulted ceiling with original wooden beams, radiator and two wood framed single glazed windows to the rear.



BEDROOM 4

**BEDROOM 5 (9' x 8'10)** Single glazed window to the rear, radiator and built in wardrobe.



BEDROOM 5

*Staircase leading from the dining kitchen.*

**FIRST FLOOR** Half landing with single glazed window to the front. Landing with doors to three bedrooms and family bathroom.

**FAMILY BATHROOM (11'5 narrowing to 7'9 x 9' narrowing to 4'4)** Free standing bath, shower cubicle, low level WC, wash hand basin, heated towel rail, beamed ceiling, wood effect flooring, radiator and single glazed window to the front.



FAMILY BATHROOM

5/ GATE FARM, MUNGRISDALE, PENRITH

**BEDROOM 1 (14'9 x 13'2)** Beamed ceiling, radiator, built in wardrobes providing shelved and hanging space and single glazed sash window to the rear.



BEDROOM 1

**BEDROOM 2 (14'8 x 12'9)** Single glazed sash window to the rear, beamed ceiling, radiator and loft access with pull down ladder.



BEDROOM 2



BEDROOM 3

**OUTSIDE** The property has a small walled garden to the front and a gateway from the road providing access to the driveway with wood store and access to the garage and stone built outhouse. To the rear of the property there is a generous lawned garden with beautiful mature trees and views to the surrounding fells.





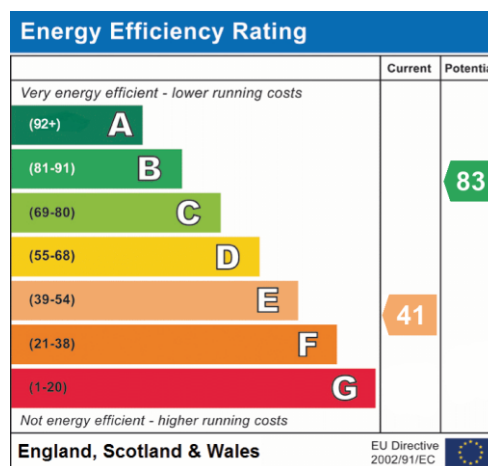
6/ GATE FARM, MUNGRISDALE, PENRITH



GATED PARKING



VIEW TO THE FRONT



**DIRECTIONS** – From the M6 Junction 40 take the A66 towards Keswick. Take the right turn from Mungrisdale, travel along the road until you come to the village. The property is past the pub and round a sharp bend on the right.

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band D

**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 Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.