

# PFK

Chapel Lodge, 4 Chapel Mews, Gaisgill, Penrith, Cumbria CA10 3DN

Guide Price: £350,000





PEK

## LOCATION

Chapel Mews is situated within Gaisgill, a small hamlet within close proximity to the vibrant market town of Kirkby Stephen in the upper Eden valley and on the edge of the Yorkshire Dales National Park and the north Pennines. Situated just off the Brough to Tebay A685 route and with excellent road links to the M6. The railway station at Kirkby Stephen gives access to the scenic Settle to Carlisle line and there are excellent walks and views from the doorstep.

## PROPERTY DESCRIPTION

Chapel Lodge is a mews style five bed roomed property in Gaisgill, which is perfect for those seeking a unique and characterful home. The property is situated in a quiet and peaceful location, providing a serene and tranquil environment to live in and by car is approximately 15 minutes from the market town of Kirkby Stephen, 20 minutes from Penrith and 10 minutes from the M6 motorway.

The property features a distinctive architectural style and is situated at the end of the four adjoined dwellings. The living space is arranged over three levels with an open plan lounge/sunroom, dining kitchen, utility room and cloakroom/WC to the ground floor. Five bedrooms are arranged over two floors with the first floor providing a stunning principal bedroom with ensuite bathroom, two further bedrooms and a five piece family bathroom. To the second floor are a further two bedrooms, one with ensuite WC.

Externally there is a stocked courtyard garden to the front and to the rear is a paved terrace/seating area with a further paved garden/play area leading to a double car port and two garages.

The surrounding area is renowned for its beautiful scenery, offering a range of outdoor activities such as hiking, cycling and fishing.

Overall, Chapel Lodge is an excellent option for those looking for a stylish and unique home that provides modern living within a beautiful location.

## ACCOMMODATION

### Entrance Porch

Accessed by front door with glazed insert. With windows to either side and door leading through to the living/sunroom.

### Living/Sun Room

6.33m x 4.24m (max) (20' 9" x 13' 11") A generous, dual aspect reception room allowing substantial natural light to enter the room. With exposed beams, stairs leading to the first floor, stone flooring and exposed brickwork to one wall with feature fireplace housing a wood burning stove. Open access leads into the sun room, providing a relaxing reading area with glazing to three sides and feature exposed brickwork.

### Dining Kitchen

7.12m x 3.92m (23' 4" x 12' 10") A spacious dining kitchen fitted with a good range of wall, base and drawer units, including a matching central island unit, with complementary work surfacing incorporating Belfast sink with mixer tap and tiled splashbacks. Rangemaster stove with five ring hob and hotplate recessed in feature, exposed brickwork. Exposed beams, stone flooring and rear aspect windows. The dining area has ample space to accommodate a large dining table, stone flooring and dual aspect windows.

### Utility Room

3.17m x 1.63m (10' 5" x 5' 4") A rear aspect room, fitted with base unit incorporating stainless steel sink and drainer, plumbing for washing machine and space for fridge freezer. Central heating boiler, stone flooring, part glazed door to the rear with a further door leading to the cloakroom/WC.

### Cloakroom/WC

Fitted with wash hand basin and WC, stone flooring.

## FIRST FLOOR LANDING

With cupboard housing the hot water cylinder, doors leading to first floor rooms and door to hallway with radiator, front aspect window and giving access to the stairs leading to the second floor.

### Principal Bedroom

8.25m x 3.70m (27' 1" x 12' 2") (max measurements) Running the full length of the property and providing a large, open plan ensuite bedroom with feature arched window to the front and further window enjoying views over open countryside to the rear. Fitted with a range of built in bedroom furniture to include wardrobes, drawers and bedside cabinets, cast iron radiator and open archway leading into the ensuite area. The ensuite has part wood panelled walls, heated towel rail and is fitted with a five piece suite comprising freestanding bath, walk in shower cubicle, bidet, WC and pedestal wash hand basin.

### Bedroom 2

3.92m x 4.21m (12' 10" x 13' 10") Double bedroom with radiator and rear aspect window.

### Bedroom 3

4.20m x 4.19m (13' 9" x 13' 9") Double bedroom with radiator and two front aspect windows.

### Bathroom

Fitted with five piece suite comprising bath, shower cubicle, bidet, WC and wash hand basin. Part tiled walls, tiled flooring and obscured rear aspect window.

## SECOND FLOOR

### Bedroom 4

5.42m x 4.45m (17' 9" x 14' 7") (max measurements) With built in storage cupboard, radiator, laminate flooring and Velux windows.

### Bedroom 5

4.45m x 3.72m (14' 7" x 12' 2") (max measurements) With radiator, Velux windows and door giving access to ensuite WC.

### Ensuite WC

Fitted with WC and wash hand basin in vanity unit, part tiled walls and heated towel rail.

## EXTERNALLY

### Gardens and Parking

To the front, there is a courtyard garden area with flowers and shrubs, with side access leading to the rear. The rear garden provides an extensive, paved seating area and play area, with a gate to the side providing vehicular access into the double car port and garages.

### Garages

Two garages with up and over doors, separated by a double width car port.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, water and drainage by waste treatment plant shared with neighbouring properties. Double glazing installed, under floor heating to the ground floor with LPG heating/radiators to the first and second floors. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: Head south from our Kirkby Stephen office on A685 towards Market Square. Continue out of Kirkby Stephen following the A685 for approx. 10 miles. Turn left where signposted for Gaitsgill, follow the road round and Chapel Mews is located on the right hand side.





**PFK**

Approximate total area<sup>(1)</sup>  
1798.94 ft<sup>2</sup>  
1671.13 m<sup>2</sup>

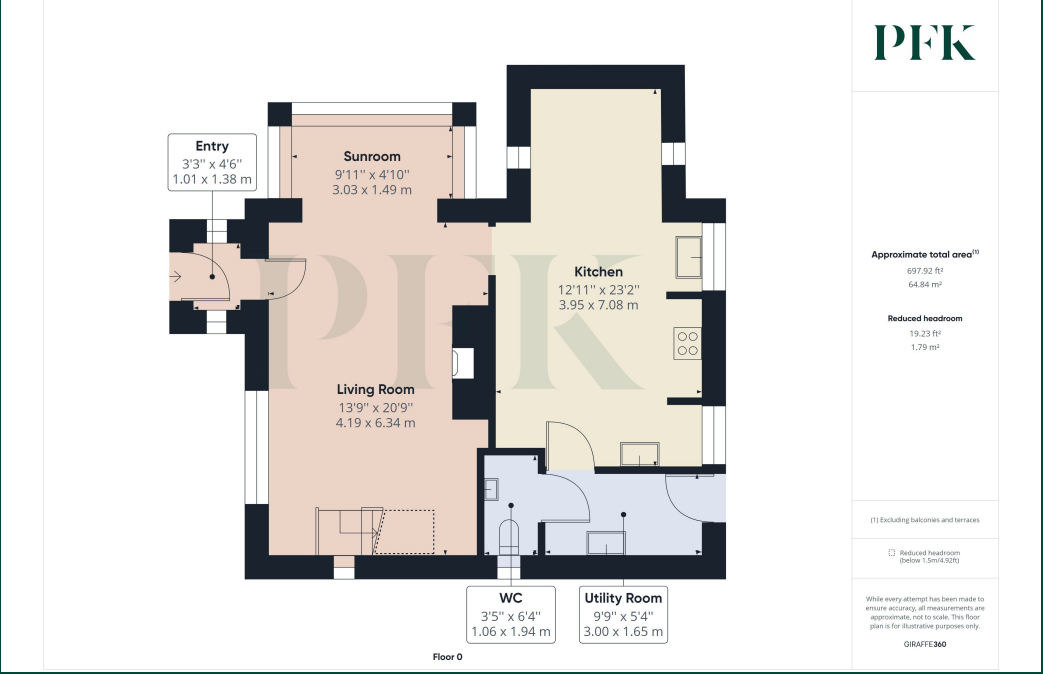
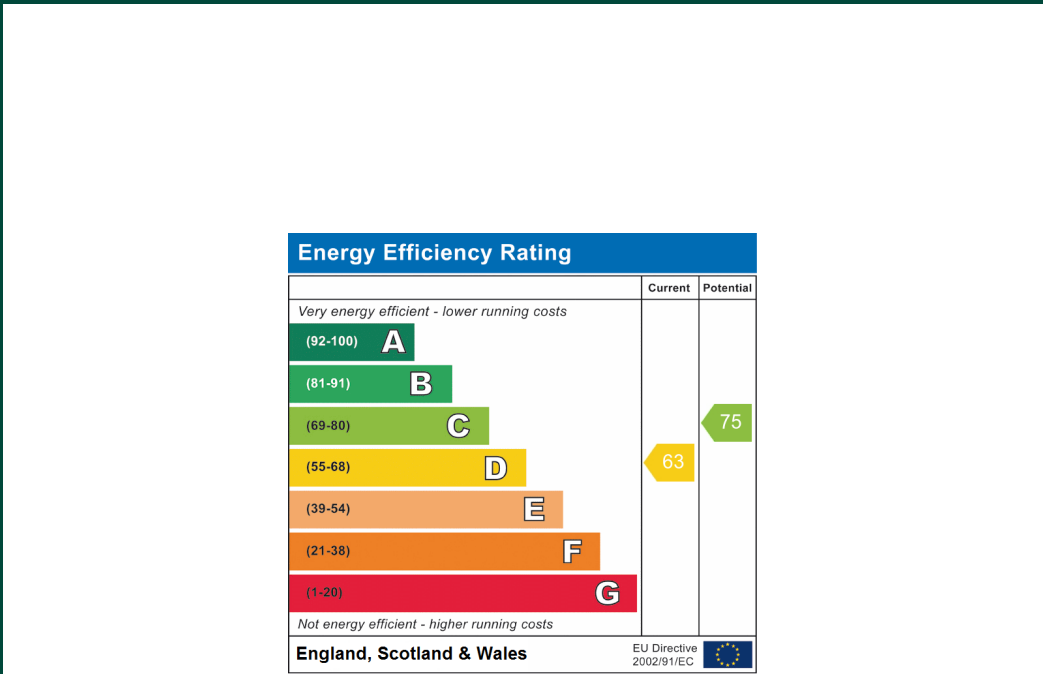
Reduced headroom  
158.41 ft<sup>2</sup>  
12.86 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**PFK**

Approximate total area<sup>(1)</sup>  
697.92 ft<sup>2</sup>  
64.84 m<sup>2</sup>

Reduced headroom  
19.23 ft<sup>2</sup>  
1.79 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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