



Sillfield Howe Development, Gatebeck, Kendal, LA8 0HZ

Offers Over £375,000



Sillfield Howe Development, Gatebeck, Kendal, LA8 0HZ



3 Bedrooms



2 Bathroom

-
- Bespoke development of barn conversions and sympathetic new builds.
 - Each property has been beautifully converted and provides an excellent space, finished to exacting standards.
 - Offering generous outside areas, made up of gardens, parking and separate paddock area.
 - Highly accessible and well connected area, giving excellent access to the M6 and rail links, whilst offering the benefits of rural life.



This stunning newly converted 3-bedroom barn combines timeless rural charm with contemporary design and modern efficiency. Having been thoughtfully converted as part of an exclusive development of nine individual properties, the home enjoys a tranquil countryside setting whilst offering the benefits of excellent connectivity and accessibility.

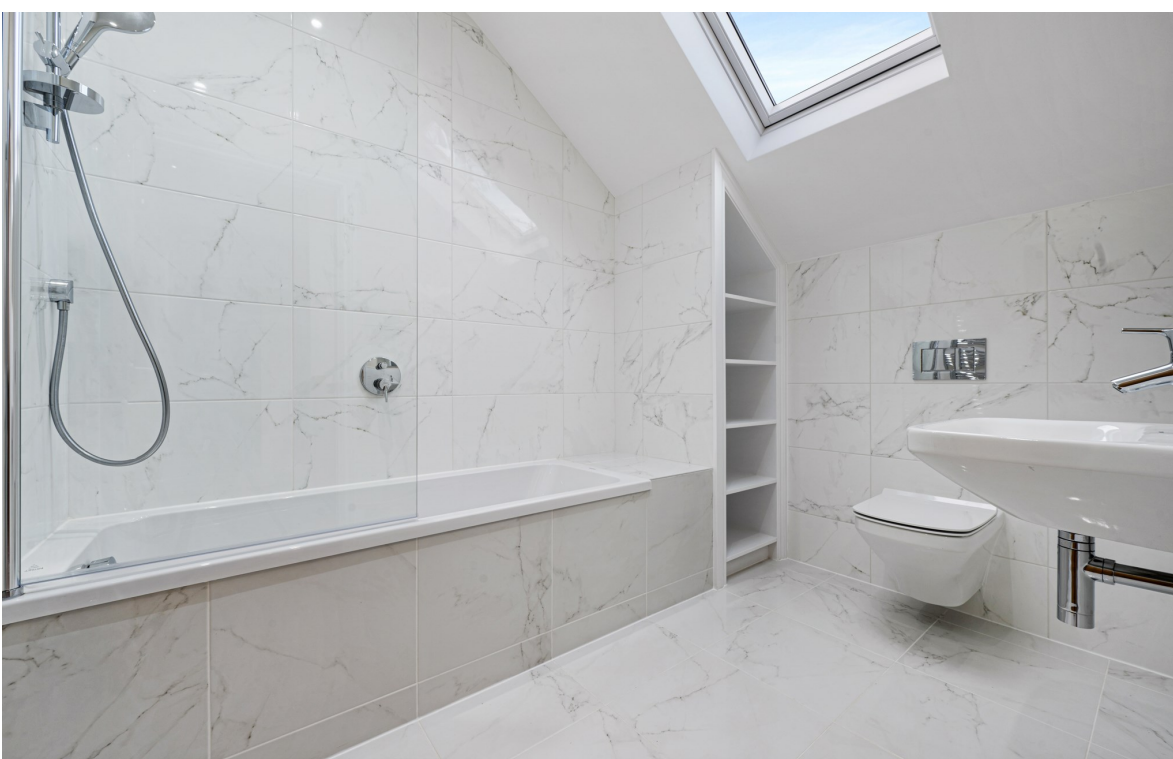
Sillfield Howe is a collection of luxury barn conversions and sympathetic new builds in the heart of Cumbria's rolling countryside. Perfectly positioned between the Lake District National Park and Yorkshire Dales, this exclusive development offers a balance of peaceful rural living and convenient connectivity. With the Lune Valley, Forest of Bowland and Morecambe Bay all close by, the area enjoys some of the most breathtaking landscapes which are ideal for walking, cycling and enjoying the outdoors. The nearby market towns of Kendal and Kirkby Lonsdale offer a range of amenities and services including independent shops, artisan cafes and restaurants.



For commuters, there are excellent transport links via Junction 36 of the M6, which is a short drive away. Oxenholme Railway Station provides direct rail connections to the West Coast Mainline with links to London Euston, Manchester and Glasgow. This is set less than 10 minutes away, ensuring purchasers can enjoy the best of both worlds.

Barn Owl Cottage has been beautifully converted by Daffodil Homes and offers generous living accommodation over two floors. The accommodation is set across the ground floor and first floor and is designed for both everyday family life and entertaining.





Entered via the ground floor, the property opens into a hallway with cloakroom facilities off. The ground floor benefits from underfloor heating throughout and opens up to an expansive living room that spans the full width of the property, filled with natural light. Set around a central feature fireplace, this is a cosy space, ideal for family living. The kitchen is fitted with a SieMatic design and is a highly appointed space with ample wall and base units. This handleless kitchen is finished with Franke fittings and NEFF appliances and offers plenty of room for a dining table.

The first floor provides three bedrooms, with a principal bedroom which has an ensuite shower room. The remaining two bedrooms share the house bathroom, which is highly appointed and well-finished, with a combined bath and shower, WC and wash hand basin.



Outside, the property has parking areas situated at the front with steps and access leading to the entrance. There is an enclosed patio area at the front of the property, with a lawned garden to the rear. Beyond, there is an additional enclosed and grassed area with orchard planting. This is ideal for those with children or four-legged friends who need some extra space to run around.

Blending the ease of modern living with rural charm, this remarkable home offers the best of both worlds. With generous space both inside and out, this is well-suited to a range of buyers.

General Remarks

Services : Mains electricity and mains water available and connected, heating is via LPG heating system and drainage is via a shared drainage plant.

Parking : Available on site, on the driveway and / or adjacent parking space.

Construction Type : Stone under slate roof.

Restrictive Covenants :

Listed Building : None.

Warranty : The property is offered with a 10 year New Home Warranty with AHCI Ltd, trading as Advantage AHCI Ltd.

Conservation Area / AONB : None known.

Easements, Wayleaves, or Rights of Way : Please note that access to the development is shared with the adjoining properties which is under the control of the management company and maintenance contributions will apply in the future.

Footpaths : None known.

Flooding : The property has not flooded in the last five years, according to the Environment Agency website it is Flood Zone 1.

Unimplemented Planning Consents affecting the property : None known.

Planning Consents affecting the property – The property is a new build property and has been granted planning consent under the original application of SL/2020/0966, subsequent applications have since been submitted in relation to variations of conditions and discharge of conditions. The parking adjacent to the property is later application and approved under application 2025/1038/FPA.

Broadband : B4RN

Local Authority : Westmorland and Furness Council.

Council Tax : To be assessed.

What3Words : [///sneezing.month.flesh](#)

Title & Tenure : Freehold with vacant possession on completion. Please note, there is a management company that looks after the communal areas of the property.

Mortgage ability : we understand that as far as we are aware it is / is not possible to secure a mortgage against this property.

Buyers information : Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

Money Laundering Regulations Compliance : please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

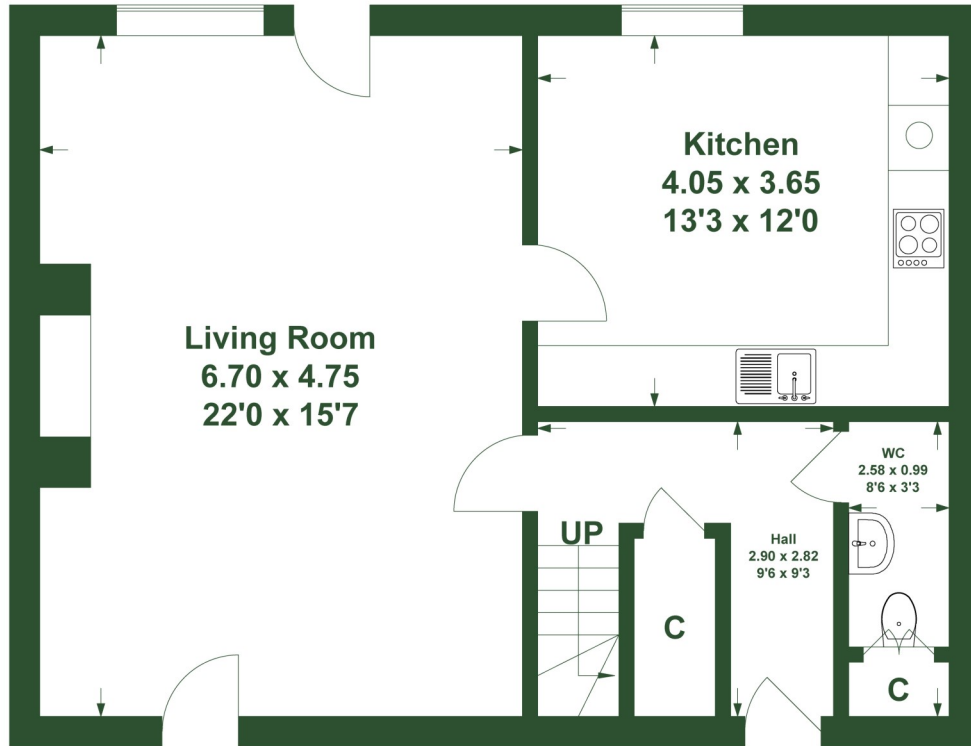
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

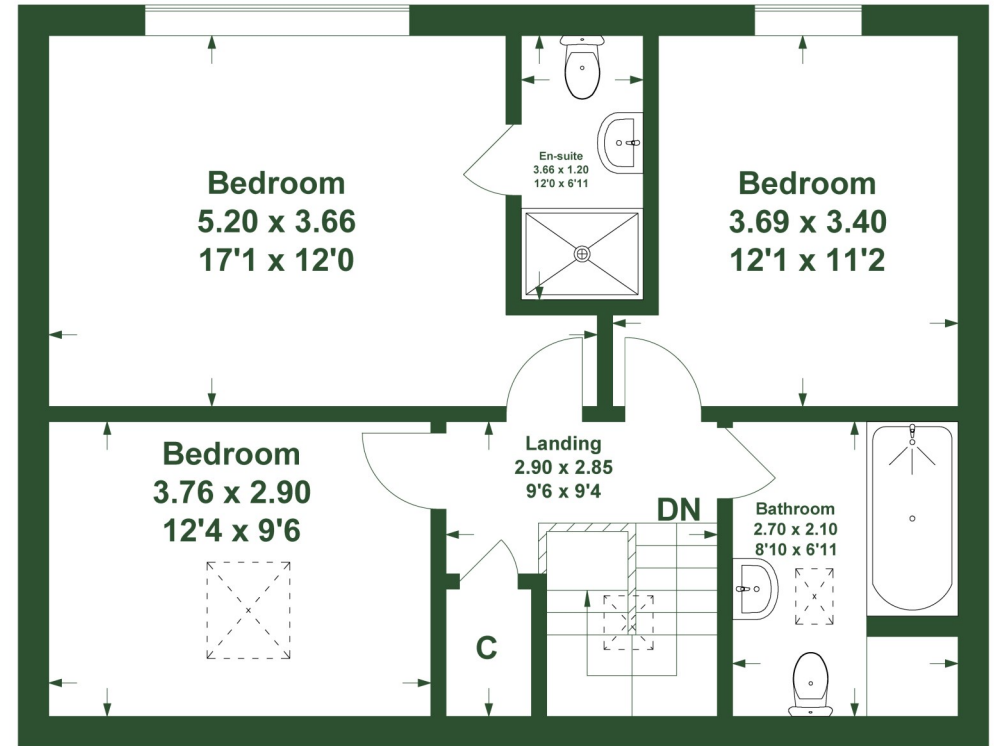


Approximate Gross Internal Area : 119.93 sq m / 1291 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Ground Floor



First Floor

Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!



Abarnett.co.uk