



Gatebeck, Kendal, Cumbria, LA8 0HT

Offers Over £375,000





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3 Bedrooms



2 Bathroom

-
- Detached character cottage offering scope and potential for up-grading.
 - Positioned in a generous plot of 0.47 acres (0.19 Hectares) acres with gardens, garaging and paddock area beyond.
 - Located in a sought after setting with excellent accessibility
 - Within catchment for highly regarded schools.



Crosslands Cottage is an attractive rural property set within a generous plot of 0.47 acres, offering an exciting opportunity for buyers seeking a project in a desirable countryside setting. Requiring modernisation and refurbishment throughout, the cottage provides excellent scope for alteration and enhancement including potential extensions subject to any necessary consents, allowing purchasers to create a superb family home tailored to their own tastes and requirements.



Set in a pleasant rural position close to the village of Old Hutton, the location is rural, yet highly accessible. Oxenholme railway station is only a short drive away, offering services on the west coast mainline with direct trains to Manchester, London and Glasgow. This position is ideal for those looking to commute. The market town of Kendal is close by for a wide range of amenities and the smaller market town of Kirkby Lonsdale is set south east with a range of independent shops and eateries. For those looking to go further afield, the M6 motorway can be accessed via Junction 36 or alternatively Junction 37. For those with families there is an excellent choice of local schooling both primary and secondary and for those with a love for the outdoors the location is set on the edge of both the Lake District National Park and the Yorkshire Dales National Park.

The accommodation is well proportioned and arranged over two floors. The ground floor comprises an entrance hall leading to a living room and into a dining room/second sitting room which was a later addition to the property in 1994, offering flexible reception space. There is a kitchen with adjoining utility area and a ground floor shower room, presenting clear potential for reconfiguration.

To the first floor are three bedrooms, together with a family bathroom and a separate WC. The layout lends itself to updating and possible reworking to suit modern living arrangements. The floor area is generous enough to provide additional bedroom space should purchasers wish.





Externally, the property benefits from driveway parking and gardens to both the front and rear. Beyond the main garden lies an additional paddock area, enhancing the overall plot and offering further possibilities. The overall site extends to approximately half an acre, providing a rare degree of outdoor space in such a convenient location. The property and its grounds enjoy views over open countryside.

This home is ideal for those looking for a rural yet accessible setting, which offers excellent potential to be upgraded in part or more significant works undertaken to provide additional accommodation. The possibilities are endless!



General Remarks

Services : Mains electricity, mains water available and connected. Heating is via electric storage heaters and the property benefits from a wood burner. Drainage is via a private sewerage treatment plant which has recently been installed and is shared with the neighbouring farm property.

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 : Freehold with Vacant Possession upon Completion.

Council Tax Band : D

Local Authority : Westmorland and Furness Council.

Construction : Detached, part rendered, part stone faced under slate constructed property.

Parking : On site for several vehicles.

Restrictive Covenants : None that we are aware of.

Listed Building : None

Unimplemented Planning Consents affecting the property : None known.

Flooding : The property has not flooded in the vendors ownership.

Broadband : B4RN is available and connected.

Easements, Wayleaves & Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Viewings : Viewings are strictly by appointment with the sole selling agents - telephone 01539 751993. 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.

What3words Location : [///skunks.firework.gladiators](https://www.what3words.com/skunks.firework.gladiators)

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

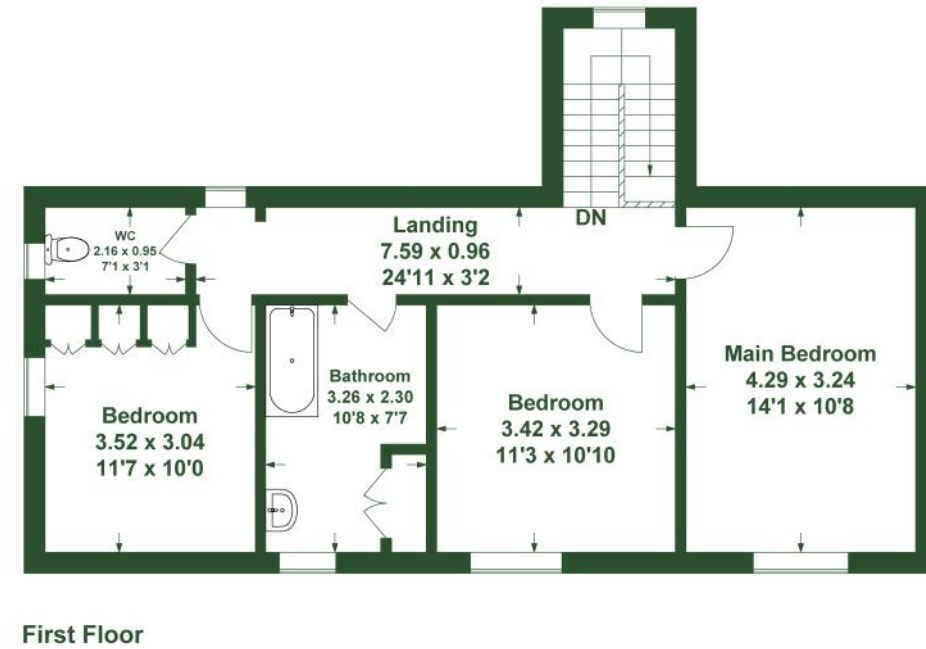
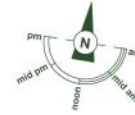
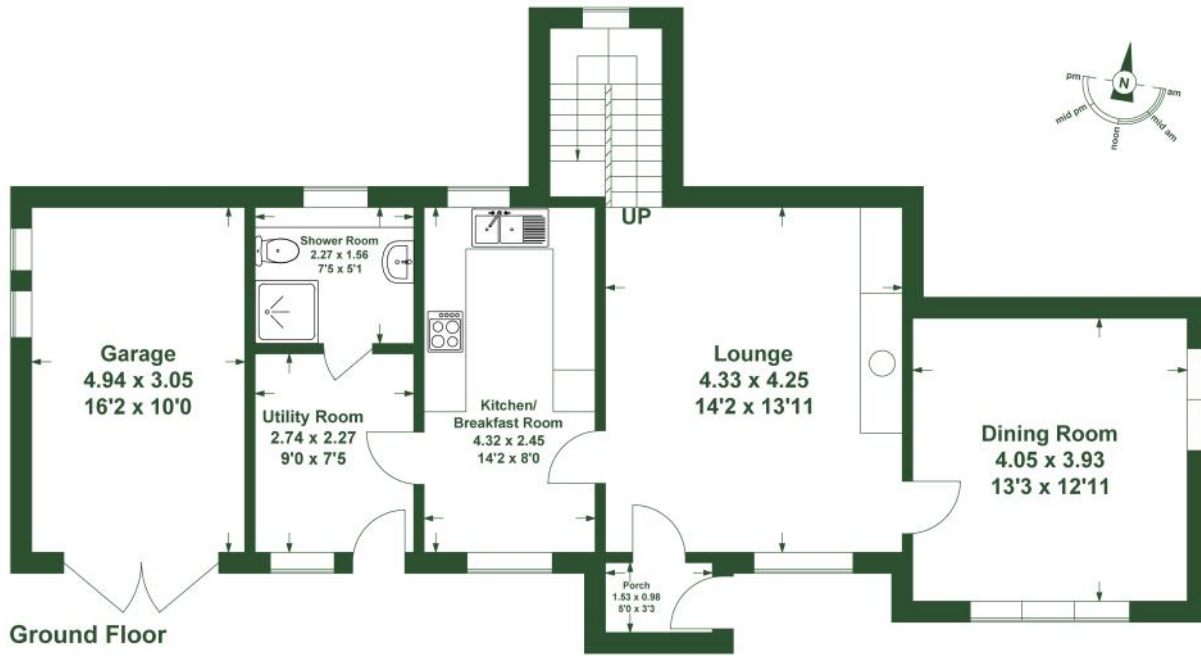
SUBJECT TO CONTRACT.

IMAGES TAKEN FEBRUARY 2026



Approximate Gross Internal Area : 133.81 sq m / 1440 sq ft
 Garage : 15.06 sq m / 162 sq ft
 Total : 148.87 sq m / 1602 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



Armitstead 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 Armitstead 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 Armitstead 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		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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