



Sillfield Howe Development, Gatebeck, Kendal LA8 0HZ

Offers In The Region Of £525,000





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4/5 Bedrooms



2 Bathroom

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- Exclusive development of individually designed properties.
 - Beautifully finished throughout, combining both character and contemporary interiors.
 - Generous outside space including an enclosed landscaped garden, parking and a separate paddock with orchard planting.
 - Excellent rural location with convenient access to Junction 36 of the M6 and Oxenholme Lake District railway station.



Byre House is an impressive four/five-bedroom barn, combining the character and proportions of a traditional rural property with stylish contemporary interiors. Forming part of an exclusive development of just nine individual homes, the property enjoys a peaceful countryside setting whilst remaining exceptionally well placed for access to Kendal, Kirkby Lonsdale and the wider road and rail network.

Sillfield Howe is an exclusive collection of luxury barn conversions and individual homes set amidst the rolling Cumbrian countryside. Ideally positioned between the Lake District National Park and the Yorkshire Dales, the development offers an enviable balance of rural tranquillity and everyday convenience.



The surrounding area is particularly appealing for those who enjoy the outdoors, with the Lune Valley, Forest of Bowland and Morecambe Bay all within easy reach. Walking, cycling and a wealth of countryside pursuits are readily accessible, whilst the nearby market towns of Kendal and Kirkby Lonsdale provide an excellent range of amenities, independent shops, cafés, restaurants and services.

Despite its rural setting, Byre House is extremely well connected. Junction 36 of the M6 is only a short drive away, while Oxenholme Lake District railway station can be reached in less than 10 minutes and provides direct connections to the West Coast Main Line, including services to London Euston, Manchester and Glasgow.



The property opens into a particularly spacious entrance hall, creating an immediate sense of space and providing an impressive introduction to the accommodation.



Double doors lead through to the generous lounge, an inviting reception room centred around a striking feature fireplace, which is ready to accommodate a wood-burning stove should a purchaser wish to install one. The proportions of the room provide ample space for both relaxing and entertaining.





At the heart of Byre House is the superb open-plan kitchen and dining room. Designed as a sociable and practical living space, the SieMatic kitchen incorporates a feature breakfast bar and is finished with high-quality Franke fittings and integrated Neff appliances. There is generous room for a dining table, making this a natural gathering place for family and friends.

Positioned conveniently off the kitchen is a separate utility room, providing valuable additional storage and appliance space together with external access. It is a particularly practical addition for country living, offering somewhere for coats, boots and everyday household necessities.

The ground floor is completed by a versatile fifth bedroom. Well suited to use as a guest bedroom, home office or additional reception room, it benefits from adjoining cloakroom facilities and gives the layout an excellent degree of flexibility.





The first floor provides four well-proportioned bedrooms. The principal bedroom is an impressive space, enhanced by its vaulted ceiling and exposed roof structure, which provide a striking reminder of the building's original character. The room also benefits from its own contemporary en-suite shower room.

Three further bedrooms provide excellent family or guest accommodation and are served by the stylish family bathroom, which includes both a bath and separate shower.

The combination of generous bedrooms, flexible ground-floor accommodation and two bathrooms makes Byre House particularly well suited to modern family life.

Thoughtfully designed to combine the character of a traditional barn conversion with the comfort and efficiency expected of a modern home Byre House is a superb home.

High-quality finishes are evident throughout, complemented by underfloor heating, solar panels, a security alarm and ultra-fast B4RN broadband. Together, these features create a comfortable and well-connected home suited equally to family living, entertaining and working from home.







Externally, Byre House enjoys an attractive, fully enclosed landscaped garden, designed to provide a manageable yet enjoyable extension of the living accommodation. A paved terrace provides space for outdoor seating and entertaining, while the lawn and established boundaries create an appealing private garden setting.

A particularly valuable feature of the property is the additional fenced area situated beyond the main garden. Incorporating orchard planting and further parking, this versatile area provides useful additional outdoor space and will undoubtedly appeal to families, dog owners or anyone looking for more room to enjoy a rural lifestyle.

With its combination of generous accommodation, high-quality specification, private outside space and excellent accessibility, Byre House represents a rare opportunity to enjoy contemporary country living with excellent accessibility.



General Remarks

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

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

Parking : Parking is available on site.

Construction Type : Stone beneath a slate roof.

Local Authority : Westmorland and Furness Council **Council Tax :** To be assessed

Restrictive Covenants : None known.

Conservation Area / AONB – None known.

Listed Building : None.

Warranty : The property is offered with a 10-year New Home Warranty with AHCI Ltd, trading as Advantage AHCI Ltd from the date of construction.

Broadband : B4RN is available and connected.

Footpaths, bridleways : None known.

Flooding : The property has not flooded within the last five years. According to the Environment Agency information referenced in the sales particulars, it is situated within Flood Zone 1.

Planning Consents Affecting the Property– The property forms part of a development granted planning consent under the original application **SU/2020/0966**. Subsequent applications have been submitted in relation to variations of conditions and discharge of conditions. The parking adjacent to the property was approved under application **2025/1038/FPA**

Unimplemented Planning Consents: None known.

Title & Tenure : Freehold with vacant possession upon completion. A management company is responsible for the communal areas of the development and maintenance contributions will apply.

What3Words : [///mailing.eyeliner.multiply](#)

Easements, Wayleaves and 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. Access to the development is shared with adjoining properties and is under the control of the management company. Maintenance contributions will apply in the future.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993**]. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings

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.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

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.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

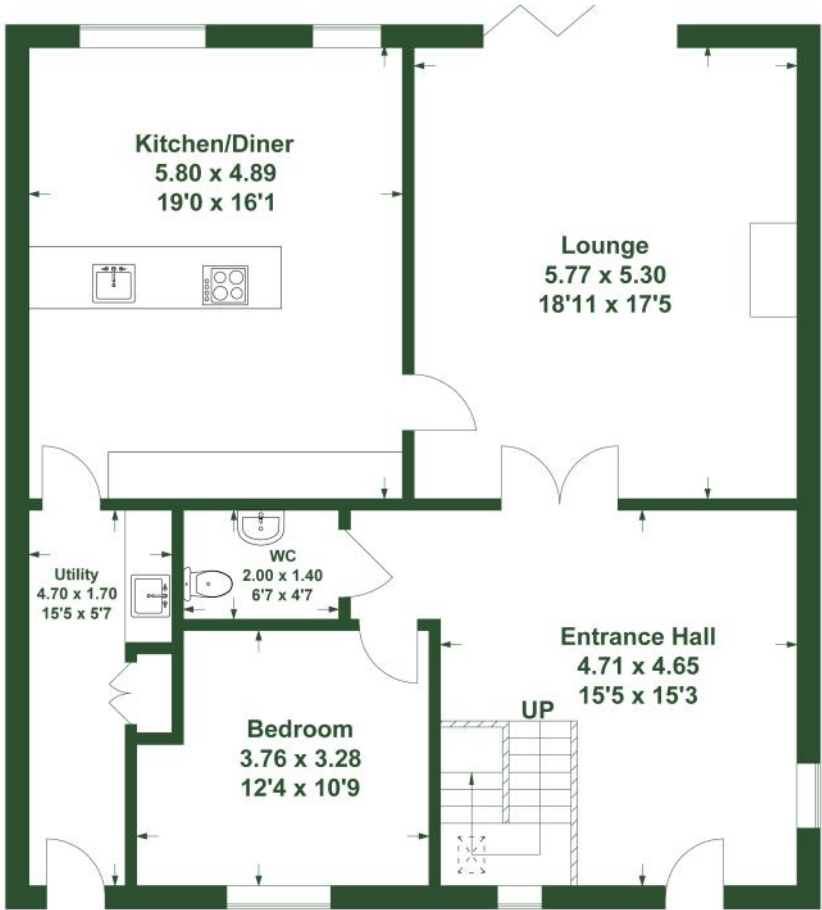
PHOTOS TAKEN AUGUST 2026



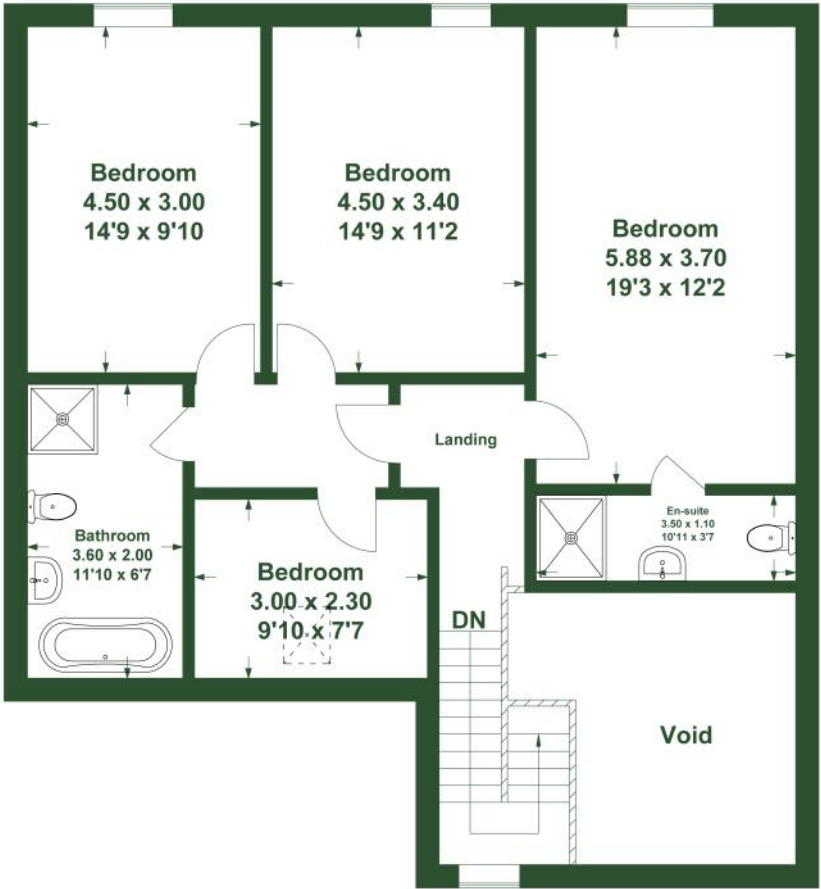
Approximate Gross Internal Area : 188.47 sq m / 2029 sq ft
(Excluding Void)



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

Amitead 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 Amitead 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 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 Amitead 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		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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