



GATECROFT
GARRIGILL, ALSTON
CUMBRIA, CA9 3EB



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APPROXIMATE MILEAGES

Alston 4 miles - Penrith 21 miles -
Hexham 24 miles

PROPERTY SUMMARY

An exciting opportunity to acquire a three bedroom family home, with an adjoining one bedroom barn conversion and a detached building comprising spa facilities. Currently run as an established holiday let business, the property would also ideally suit multi-generational living or could be made into one large property.

GUIDE PRICE £450,000



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The Area

Garrigill is a quintessential English village nestled in the North Pennines, close to the market town of Alston. With the majority of properties centred around a pleasant village green, the village is complemented by a traditional country pub, a post office, and a small grocery store. With many events being held within the village hall, there is a strong community feel.

Alston, located approximately 5 minutes' drive away, has primary and secondary schooling for mixed children together with a Co-Operative, several public houses, a hospital/GP Surgery and a restaurant, a petrol station, and many other local businesses. Alston Moor lies close to the centre of England meaning it is ideally placed for access both east to Newcastle, where the A1(M) is freely joined and west to Carlisle providing easy access to the M6.

The surrounding provincial towns of Penrith and Hexham are reached within a half hour drive of the property and offer a more comprehensive range of both professional and leisure services and health care. Each of these named towns has rail access to the nearby cities together with strong bus links. Whilst being centrally located for the commuter, Garrigill retains its deep rural routes, and

many riverside and fell side walks can be enjoyed from the village itself.

The Property

Gatecroft and Gatecroft Barn presents an exciting opportunity to acquire a beautifully presented, three bedroom family home with an adjoining one bedroom barn conversion. Alongside a well as an additional detached building comprising spa facilities. Currently run as an established holiday let business, the property would also ideally suit multi-generational living.

Gatecroft is a well presented and popular holiday let, which offers well proportioned accommodation over two floors, with three bedrooms, a front garden and a rear courtyard. There are UPVC double glazed sliding sash windows throughout the property, and wooden shutters fitted to the windows.

The main entrance is to the front of the property, which leads into an entrance porch, ideal for the removal and storage of coats and boots.

From here lies the spacious living room, which enjoys a pleasant outlook over the front garden. Having stone flagged flooring and beams to the ceiling, the focal point of the room is the multi-fuel stove, which is recessed within an inglenook with a wooden mantel over and





a wide stone hearth.

The dining kitchen is to the rear of the property and it is fitted with a comprehensive range of base mounted storage units, which are topped with a contrasting working surfaces which incorporate a porcelain sink and drainer unit. The walls are tiled to splash back areas, while the floor is a continuation of the stone flags from the living room. There is a built in electric oven and hob, with a stainless steel extractor hood over. There is also an inglenook with a wooden mantel over which is ideal for a traditional range style cooker, from here a stable door leads to the rear patio. The dining area offers ample space for formal or informal dining and is a sociable space for entertaining.

There is a small utility room to the side of the dining area, which houses further base units, again with contrasting working surfaces and a second porcelain sink and drainer unit. There is also space for an under counter washing machine and a built in dishwasher.

From the utility room, there is a useful shower room, which is fully tiled and comprises of a low level WC, a wash hand basin, and a walk in shower with an electric shower unit. The room also has a chrome, heated towel rail.

Returning to the entrance, to the right hand side lies the third bedroom, which is currently dressed with bunk beds to facilitate the holiday letting business. The bedroom has a stone flagged floor, beams to the ceiling, and a fire place which is currently blocked. From here, there is a door which leads to Gatecroft Barn, which would allow any interested party to make the properties into one, if required, and reinstate the entry point.

Stairs to the first floor rise from the living room, to the left hand side lies the second bedroom, which offers a front aspect view overlooking the garden and has ample space for a double bed.

The landing leads to the main bedroom, which is a good sized double, again with a pleasant front facing window. There are two storage cupboards and an en-suite cloakroom with WC and hand wash basin.

Externally, the property has a pleasant garden to the front, which is wall enclosed with wooden gated access. There is a range of mature shrubs and plants, as well as fruit bushes such as gooseberry and blackberry. While much of the garden is gravelled for ease of maintenance. There is also a gate which allows access to the Barns garden.

To the rear, there is a paved courtyard which is bounded by stone walls and





offers space for a table and chairs, there is also a woodstore. The courtyard enjoys views over the countryside beyond.

Gatecroft Barn is a charming barn conversion, with the main entrance being located to the side elevation and leading into the entrance hallway, which extends into an informal dining area, with wood panelling to the walls and built in shelving. This room also contains a bespoke built in cabin bed with sliding, wooden doors, having a TV and electric points. There is also an additional pull out trundle bed below, which allows for further guests.

The living area leads off the reception hallway, which features traditional stone flooring throughout. There is a kitchen area which is fitted with a range of base mounted storage units, topped with contrasting worktops which incorporate a stainless steel sink unit. There is space for a freestanding electric cooker, while there is space for further, slimline appliances within the under stair space, conveniently stored behind cupboard doors. There is also a brick detailed chimney breast which offers an impressive multi-fuel stove as the focal point.

Stairs rise to the first floor and open into the bedroom, which is a well proportioned double with a full height ceiling with

cathedral beams. There is a pleasant window to the side that floods the room with natural light. The accommodation is completed by the shower room, accessed via the bedroom, which is fitted with a suite comprising a WC, a wash hand basin, and a shower cubicle with an electric shower.

There is a further detached building which contains spa facilities, which comprise a six person hot tub, with an adjoining shower room and sauna (please note that this is currently not operational). This building presents a unique opportunity for continued use as spa facilities or further redevelopment, subject to any necessary consents.

Measurements

Gatecroft

Living room 4.7m x 4.4m

Dining Kitchen 3.59m x 4.73m

Utility room 2.1m x 1.99m

Shower room 2.13 x 1.27m

Main Bedroom 3.21m x 3.52m

En-suite WC 0.83m x 1.82m

Bedroom Two 2.56m x 3.15m

Bedroom Three 2.17m x 3.47m

Gatecroft Barn





Living/kitchen 4.43m x 4.73m

Dining area 2.41m x 3.03m

Main Bedroom 3.3m x 4.5m (max)

Shower Room 1.49m x 2.13m

Second sleeping space 1.69m x 2.41m

Tenure & Possession

The property is freehold and is available with vacant possession upon completion.

EPC Rating

This property has been certified with an EPC Rating of E|53

Local Authority

Westmorland and Furness Council. The property is not registered for Council Tax purposes as it is currently utilised as a holiday let.

Utilities

The property benefits from mains electricity, water and drainage. There is no central heating system and the property is warmed via electric heaters and solid fuel stoves.

Parking

Off road parking is available via a five bar gate to the front of Gatecroft Barn. Further parking is available to the front of the property on an unallocated basis.

Characteristics

Broadband is currently connected with average download speeds of approximately 23Mbps and an upload speed of 9Mbps. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

Notes

1. The Esse range which is pictured in the kitchen is not included in the sale.
2. It is understood that planning permission has been approved for two dwellings in the field to the rear of the property.

what3words

Every three metre square of the world has been given a unique combination of three words.

///deleting.card.radio

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to

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