



## Selside

£495,000

Watchgate Farm , Selside, Kendal, Cumbria , LA8 9JX

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- Link detached
- Spacious living areas
- Serene gardens
- Peaceful location
- Four bedrooms
- Spectacular views
- Situated in a rural location
- Off road parking to front and rear
- Ultrafast Broadband Available\*



4



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2



E



Ultrafast  
Broadband



Off Road  
Parking

Property Reference: K7054



Living Room



Living Room



Dining Room



Dining Room

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Upon entering, you're greeted by a welcoming entrance hall, complete with access to an understairs cloakroom featuring a WC and wash basin. The kitchen is fitted with ample base units and equipped with plumbing for a washer/dryer, a Beko dishwasher, a Belfast sink unit, Everhot AGA and an extractor fan. Dual aspect windows provide natural light.

The living room is a cosy haven, with beamed ceilings and a multifuel stove with back boiler and characterful old spice cupboards. Adjacent to the living room, the 'L' shaped dining room also features beamed ceilings and the 'L' is currently utilised as an office space complete with a desk and French doors to the rear of the property.

Ascending to the first floor, Bedroom one is a bright dual aspect room which has an ensuite bathroom comprising a bath with shower over, a WC and twin wash basins as well as access to a storage cupboard. Three good sized additional bedrooms provide ample accommodation with one currently serving as an office/creative space. A house bathroom completes this floor comprising a panelled bath, WC and wash basin also having a heated towel rail.

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The garden is well stocked with January snowdrops, Spring bulbs and various perennial shrubs and plants. Whilst the kitchen style garden to the side of the property, although in need of some attention, has soft fruit bushes and spaces for raised beds or a further patio area to enjoy your morning coffee. This charming home in Selside offers a rare opportunity to own a piece of history, with modern amenities and versatile spaces. Whether you're seeking a family home or a unique property with potential for personalisation, this residence is a must-see. Embrace the character and charm of this delightful home and make it your own.

Accommodation with approximate dimensions:

Ground Floor

Living Room 16' 1" x 13' 5" (4.92m x 4.11m)

Dining Room 20' 8" x 12' 2" (6.31m x 3.73m)



Kitchen



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Living Room



Bedroom One



Bedroom Four



Bedroom Three

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**Cloakroom**

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**House Bathroom**

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Garden



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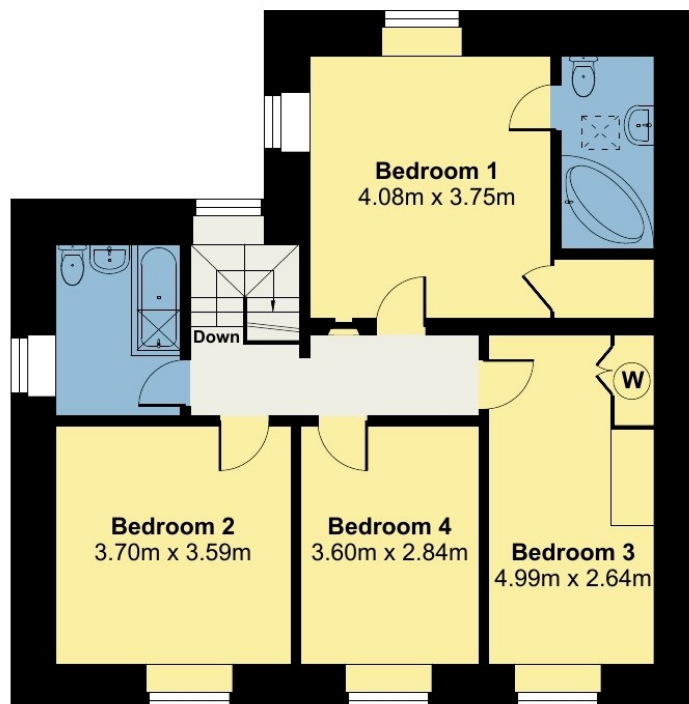
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# Selside, Kendal, LA8

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FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Hackney & Leigh REF: 1263484

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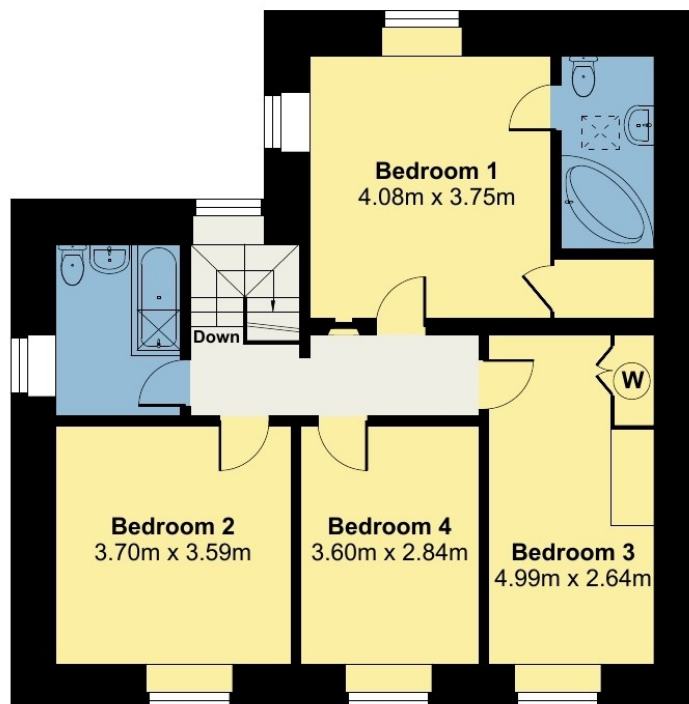
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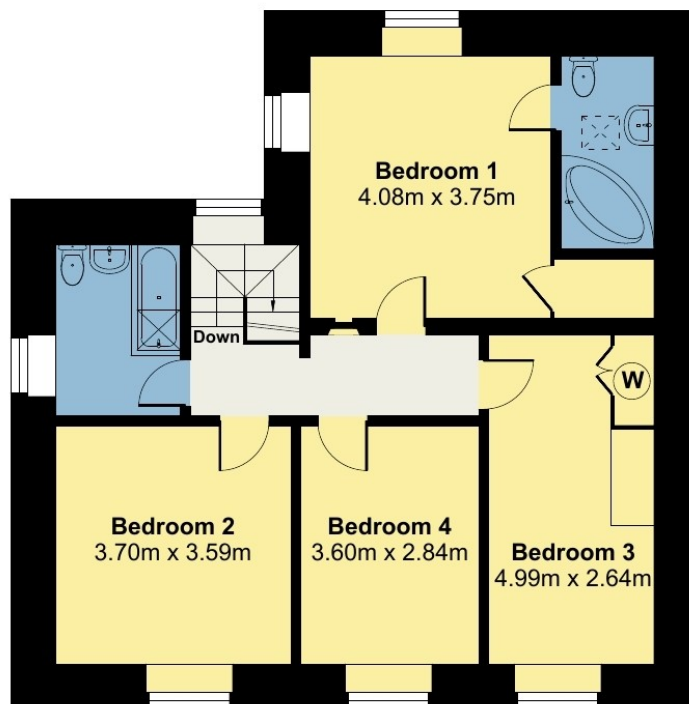
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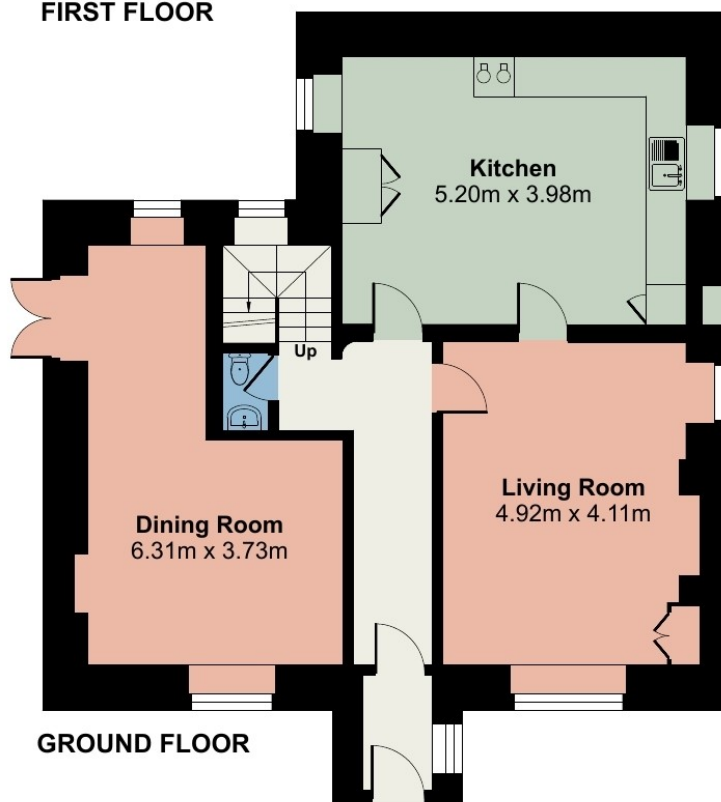
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