



3 KINN BARNs, NEW HUTTON, KENDAL, LA8 0AZ
£575,000

MILNE MOSER
SALES + LETTINGS

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4



1



2



PARKING

INTRODUCTION

Situated in a pretty cluster of barn and stable conversions and original farmhouse, Kinn Barnes is just 5 miles from Kendal, convenient for the M6 and in a great location for those looking for a rural retreat surrounded by views and countryside.

The current owner has upgraded the property to an extremely high standard, adding stylish touches throughout whilst creating a real home to live in. Three of the four bedrooms are large doubles, with the largest having an ensuite. The impressive lounge diner is perfect for entertaining with double doors leading onto a veranda and the kitchen adjoining. Team this with a ground floor study and a cloakroom and this is a house with space for everyone.

The garden backs onto countryside and has been landscaped and lawned with seating areas from which to take advantage of the view. A garage is also close by. Don't be disappointed - book a viewing today.

ACCOMMODATION

From the parking area, the gated garden and patio lead to a frosted door and into:

PORCH

A useful space for families and pet owners with a practical slate style floor and built in coat cupboard. A double-glazed window faces the side and there is a ceiling light.





ENTRANCE HALL

With stairs leading to the first floor and a second coat cupboard. Downlights, a radiator, and continuing flooring. Built in cupboard under the stairs.

CLOAKROOM/WC

Fitted with a stylish two-piece suite with concealed cistern WC and stone wash basin mounted on a stand. Downlights, a radiator and tiling to the walls.

STUDY

A double-glazed window facing the front. Ceiling light and a radiator.

LOUNGE DINER

An impressive room, ideal for social gatherings yet easily zoned for more cosy spaces. A central stone fireplace with a wood burner provides a focal point and there are double glazed windows at the both the front and rear. Six wall lights, downlights to the ceiling, three radiators and wooden flooring. Double doors lead to the veranda.

KITCHEN

Double glazed windows face the rear and side aspects, and a door leads to the veranda. Updated with sleek base and wall units with LED lighting, quartz worktops and glass splashbacks. Siemens induction five ring hob, eye level oven and combination microwave. Integrated dishwasher, inset sink and a vertical radiator.

UTILITY ROOM

Connecting the kitchen and hallway, the utility room has continuing units, worktops, and LED lighting. Plumbing for a washing machine, space for a dryer and upright fridge freezer. Floor mounted oil boiler and a vertical radiator.

LANDING

A generous galleried style landing with Velux roof light and built in double airing cupboard with hot water cylinder. Radiator and a ceiling light.

BEDROOM

Facing the rear elevation with view over the courtyard to fields beyond. Radiator, ceiling light and access to the loft. A double-glazed window and a Velux rooflight.



ENSUITE

Large walk-in shower cubicle with both fixed head and spray head shower, larger basin with drawers under and a concealed cistern WC. Velux roof light, heated chrome towel rail and downlights. Extractor.

BEDROOM

Also overlooking the rear courtyard, the second large double bedroom has a ceiling light, radiator and two double glazed windows.

BEDROOM

A double-glazed window faces the front elevation with view over the garden to rolling countryside beyond. Radiator and a ceiling light.

BEDROOM

Currently used as a dressing room, the fourth bedroom has a double-glazed window facing the front aspect and laminate flooring. Radiator and a ceiling light.

BATHROOM

A lovely bathroom with a free-standing bath with wall inset tap and mixer, a wash hand basin and concealed cistern WC. Tiling with copper tones to the walls and floor, a vertical chrome heated towel rail, downlights, and an extractor. Velux rooflight to the front.

EXTERNAL

The gardens extend mainly to the front of the property with a patio seating area close to the house and steps leading to a lawn. A further seating area has been created at the end of the garden from which to admire the open views. Raised flower or veg beds have been added and there are perimeter flower and shrub beds. Two parking spaces and an oil tank. The rear garden faces into the courtyard with boundary walling and a gate. A covered veranda provides shelter. External sockets, lighting and tap.

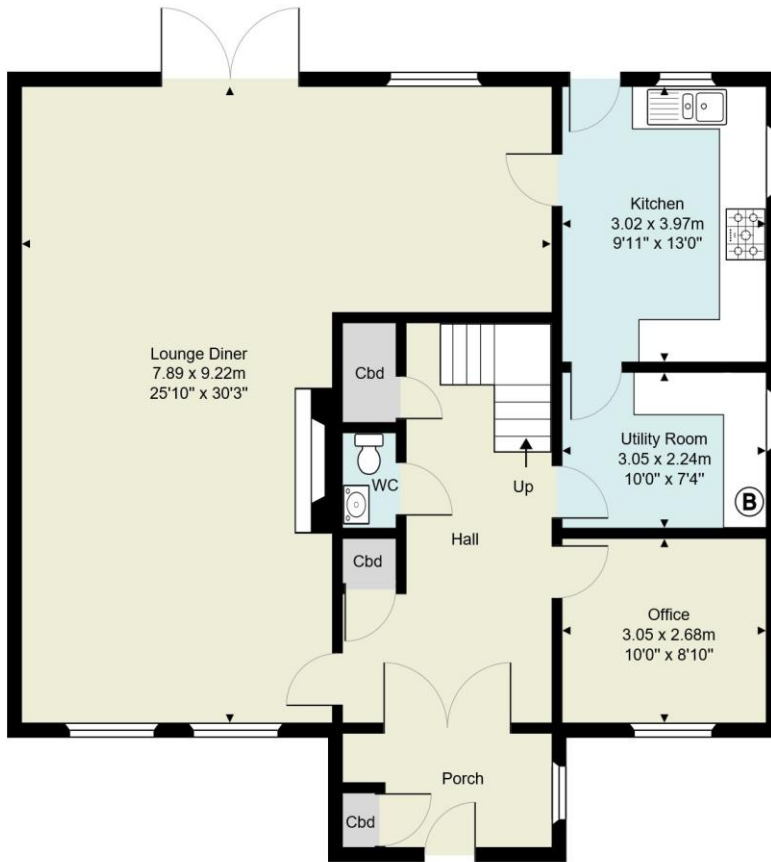
GARAGE

Located in a block at the front, the garage has an up and over door, power, and light.

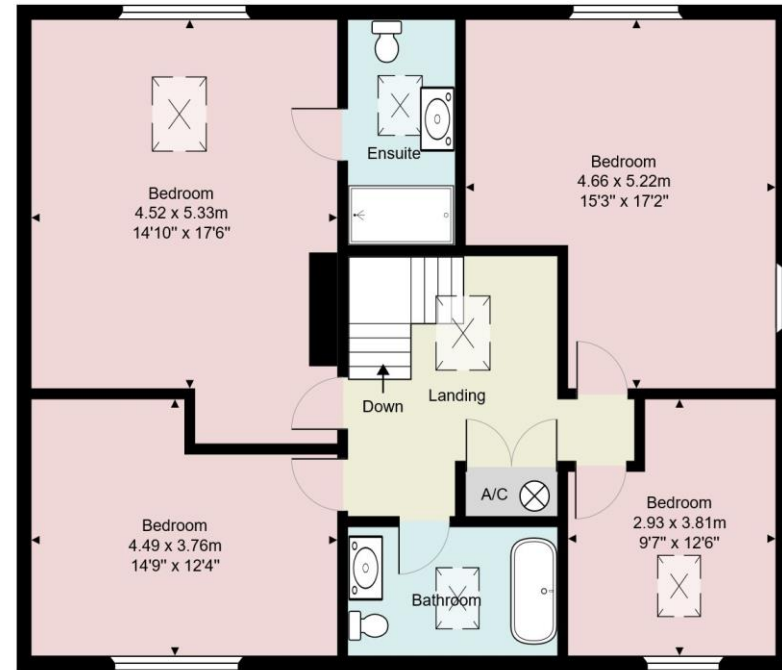
DIRECTIONS

Leaving Kendal on Parkside Road, continue past Netherfield Cricket Club, up under the railway bridge to the top. Turn right on Singleton Park Road following signs to Sedbergh. Pass Holme Park and Hall House on the left. As the road begins to wind downhill, turn left at the signposts following to Docker (not New Hutton). Follow the lane turning right by the cartwheel towards Kinn Barns. Upon entering the development, the property is located to the left-hand side with parking adjacent.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





GENERAL INFORMATION

Mains Service: Electric. Private Water and Drainage. Shared between five properties, there is a quarterly charge of £100 for upkeep maintenance and testing. A water holding tank is within one of the garages and the septic tank has a treatment system. Oil fired gas central heating.

There is also a granted planning application for single storey rear extension and replace windows. Planning number: SL/2002/1095

Tenure: Freehold

Council Tax Band: G

EPC Grading: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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