



THE COTTAGE, HOLMESCALES RIDING CENTRE, OLD HUTTON, KENDAL, LA8 0NB  
**£450,000**

**MILNE MOSER**  
SALES + LETTINGS



THE COTTAGE  
HOLMESCALES RIDING CENTRE  
OLD HUTTON  
KENDAL, LA8 0NB



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PARKING

OVERVIEW

Located to a small development of properties just 15 minutes from Kendal, this is a substantial former farmhouse with a versatile layout. Currently laid out with six bedrooms and three reception rooms, the property is semi divided - perfect for multi-generational living and has two kitchens and three bathrooms. Set adjacent to Holmescales Riding School and working farm, the property is ideal for those who love the outdoor life or have equestrian interests and there are country walks and rides on the doorstep. Garden areas to the front and rear offer space for pets and children to play and there is off road parking. Updating and modernisation is required, however this is the opportunity to create a fantastic family home with space for everyone.

ACCOMMODATION

The primary access into either part of the property is from the parking area at the side/rear. Both accesses lead directly into a kitchen.

KITCHEN

11' 1" x 13' 3" (3.63m x 4.03m)

UPVC double glazed windows to two sides. Cream shaker base and all units with wood effect worktops, enamel style sink and tiled splashbacks. Oil fired Aga set to recess, plumbing for a washing machine and space for a fridge freezer. Breakfast bar and two ceiling lights.







#### LOUNGE

11' 11" x 14' 8" (3.63 x 4.48m)

UPVC double glazed window. Wood burner set to recess with wood lintel over. Ceiling light.

#### SITTING ROOM/DINING ROOM

12' 6" x 14' 10" (3.80m x 4.53m)

Sliding patio doors lead to the front aspect. Painted fire surround with wood lintel and display surfaces. Ceiling light.

#### HALLWAY

Stairs lead to the first floor and there is an internal glazed door to the porch. The porch has a ceiling light and external door. A connecting door leads into the hallway of the second part of the property.

#### LANDING

L shape landing with a built in cupboard and two ceiling lights.

#### BEDROOM

10' 0" x 11' 5" (3.04m x 3.47m)

UPVC double glazed window overlooking the farm towards fields. Ceiling light and shelving.

#### BEDROOM

12' 0" x 11' 9" (3.66m x 3.57m)

UPVC double glazed window also overlooking the farm and fields. Ceiling light.

#### BEDROOM

8' 5" x 10' 6" (2.65m x 3.21m) max

UPVC double glazed window and a ceiling light.

#### BATHROOM

11' 4" x 5' 0" (3.45m x 1.52m)

Frosted UPVC double glazed window. Fitted with a bath with shower over and screen, a vanity wash hand basin and WC. Fully tiled, under floor heating and a ceiling light.

Also accessed from the rear parking area is the second part of the property. A UPVC double glazed door leads directly into:





#### KITCHEN

10' 3" x 12' 0" (3.12m x 3.65m)

Fitted with cream shaker style base and wall units with wood block style worktops and enamel one and half bowl sink with drainer. Electric hob and oven, plumbing for a washing machine and space for a fridge freezer. Ceiling light.

#### INNER HALLWAY

Having a connecting door to the first part of the house and cupboard under the stairs. Stairs lead to the first floor

#### LOUNGE DINER

11' 9" x 19' 1" (3.57m x 5.81m)

UPVC double glazed doors lead to the deck area at the front. Brick style fire surround with display surfaces and shelving. Three ceiling lights and a radiator.

#### LANDING

Window on the stairwell. Radiator, ceiling light and large built in cupboard.

#### BEDROOM

8' 10" x 12' 0" (2.70m x 3.65m)

Connecting both sides of the house, there is a UPVC double glazed window, a ceiling light and radiator.

#### BEDROOM

8' 3" x 14' 10" (2.51m x 4.52m)

Currently used as an office with a UPVC double glazed window, radiator and ceiling light.

#### BEDROOM

11' 11" x 13' 10" (3.63m x 4.22m)

UPVC double glazed window, ceiling light and a radiator. Good sized cupboard/wardrobe.

#### BATHROOM

7' 5" x 8' 1" (2.26m x 2.46m)

Frosted UPVC double glazed window to the rear aspect. Bath with mixer over, a WC and pedestal wash hand basin. Ceiling light, radiator and tiling above the bath.

#### ATTIC

The stair case continues to the second floor and into a large area semi divided by beams and having good head height. There are two rooflights, ceiling light and base unit cupboards.

Overall measurement of 21' 1" x 18' 6" (6.42m x 5.84m)

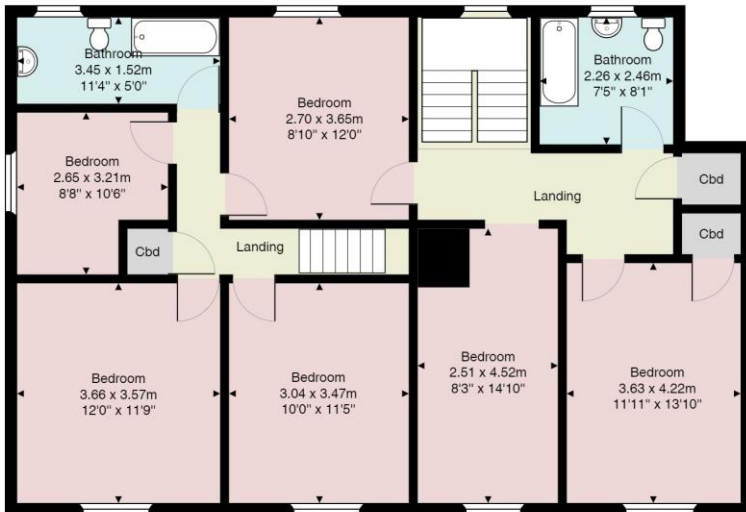




Ground Floor



Attic



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.









#### SHOWER ROOM

9' 0" x 7' 5" (2.75m x 2.26m)

A rooflight, quadrant shower cubicle, WC and pedestal wash hand basin. Fully tiled, there are two ceiling lights and an extractor. Access to further eaves storage.

#### EXTERNAL

There are garden areas to the front and rear, enclosed by fencing and walling and a gate to the lane at the side. Mostly lawned with fruit trees, patio and a parking area. A swimming pool has been constructed, however does require some upgrades. At the front of the property is a further lawn with raised deck, ideal for barbecues.

#### DIRECTIONS

Leaving Kendal on Oxenholme Road, continue pass the station and Station Inn heading towards Old Hutton. On reaching Old Hutton, turn left in the first hamlet onto Popplemire Lane. Continue to the end with Holmescales Riding School located to the right hand side. The Cottage is positioned on the entrance to the farm and indicated by our For Sale board. Alternatively, turn right into the third hamlet of Old Hutton signposted Gatebeck and Endmoor. The riding school/farm on your right.  
[what3words.com/sidelined.rooks.couriers](http://what3words.com/sidelined.rooks.couriers)

#### GENERAL INFORMATION

Mains Services: Water and Electricity.

Tenure: Freehold

Council Tax Band:

EPC Grading:



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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