



2 OLD BARN, OLD HUTTON, KENDAL, CUMBRIA, LA8 0NS
£525,000

MILNE MOSER
SALES + LETTINGS

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PARKING

OVERVIEW

With accommodation over three floors, this well presented barn conversion really is the best of both worlds.

Buyers looking for a rural retreat will love the open countryside views to the front and attractive cottage garden, however Kendal, Oxenholme mainline station and M6 motorway are all within a 10 minute drive - perfect for those who need to commute or travel. Well laid out, the accommodation has space for all the family with a kitchen diner on the ground floor which leads to a garden room extension plus there is a utility/laundry and shower room. Over the first and second floors are three bedrooms - two with built in storage and a family bathroom. The main lounge is to the first floor, taking advantage of the countryside views and has a cosy wood burner ideal for winter evenings.

Set within a pretty cluster of period houses and conversions, there is off road parking, enclosed well tended garden and a covered log store to the rear.

ACCOMMODATION

From the gravelled parking area, a wooden gate leads into the front garden. Beautifully laid out with a stepping stone path to the patio. The open porch has quarry tiles, exposed stonework and a ceiling light. The double glazed front door leads into the ground floor hallway and double doors into the garden room.





HALL

6' 11" x 13' 10" (2.11m x 4.21m) max

Open tread stairs lead to the first floor and there is a radiator and ceiling light. Matching wood latch doors lead to the shower room, laundry and kitchen and there are practical quarry tiles to the floor.

UTILITY/LAUNDRY

A double glazed window faces the front aspect. Fitted with wall cupboards, wood block effect worktops, tiled splashbacks and continuing flooring from the hallway. Hanging space for coats, a ceiling light and radiator. Plumbing for a washing machine and space for under counter fridge and freezer.

SHOWER ROOM

3' 9" x 8' 0" (1.13m x 2.44m)

A great addition to the property, fully tiled and fitted with a large shower cubicle with sliding doors, a WC and vanity wash hand basin. Illuminated mirror, heated towel rail, a ceiling light and extractor. The floor has been tiled and there is aqua board panelling to the shower cubicle.

KITCHEN DINER

9' 6" x 17' 11" (2.89m x 5.46m)

A frosted double glazed window to the side aspect and internal window to the garden room. Fitted with solid maple wood base and wall units and quartz worktops which incorporate a one and a half bowl sink and drainer. Tiled splashbacks, under unit lighting, integrated fridge and dishwasher. Five burner gas hob (LPG) with hood over, electric self-cleaning oven, two ceiling lights, telephone point and a radiator. The electric boiler is set to the chimney breast recess and there is space for a dining table.



GARDEN ROOM

10' 11" x 9' 7" (3.33m x 2.92m)

A lovely light bright addition to the property having double glazed windows to two sides, French doors to the patio and two large Velux rooflights - a perfect summer sitting room or year round dining space. Electric heater, wood flooring, a ceiling light and both TV and telephone points.

HALL/LANDING

11' 2" x 8' 10" (3.40m x 2.68m)

Frosted UPVC double glazed window to the rear aspect and external door. The stairs continue to the second floor and there is a ceiling light, radiator and painted beams.

LOUNGE

11' 1" x 18' 8" (3.39m x 5.68m)

Double glazed windows to the side and rear aspects plus a further double window to the front with countryside view. A contemporary wood burner is set to the stone plinth and there are three radiators, two wall lights and painted beams. B4RN point/connection.

BEDROOM

11' 2" x 9' 8" (3.40m x 2.94m)

Also facing the front aspect with outlook over countryside, this double bedroom has painted beams, a ceiling light and radiator.

SECOND FLOOR LANDING

Access to the loft and a ceiling light.

BEDROOM

11' 1" x 13' 9" (3.38m x 4.20m) max

A good sized double bedroom with two double and one single fitted wardrobe and a generous walk in cupboard. Countryside views from the double glazed window, a ceiling light, wooden floor and a radiator.

BEDROOM

10' 11" x 9' 11" (3.33m x 3.02m) max

Facing the side aspect, the third bedroom has half height fitted cupboards with sliding doors, a radiator, ceiling light and double glazed window.

BATHROOM

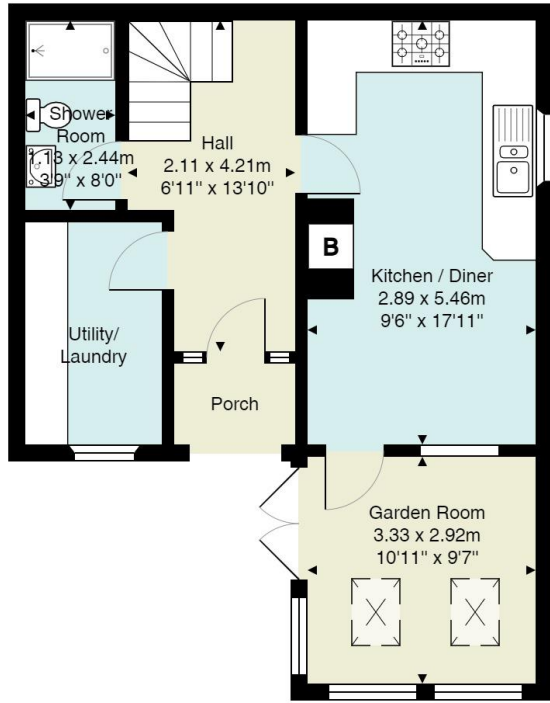
7' 10" x 8' 4" (2.39m x 2.53m) max

A double glazed window faces the side aspect. Fitted with a white suite comprising bath with mixer over and screen, a pedestal wash hand basin and WC. Vanity light, a heated towel rail, ceiling light and the walls are half tiled. There is a good sized airing cupboard with hot water cylinder and controls for the solar panels.

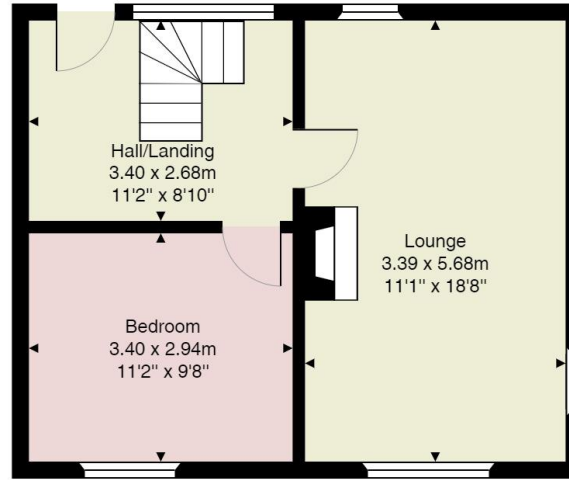
EXTERNAL

To the front of the conversion is an enclosed pretty cottage garden. Bounded by fencing and walling, the current owners have created seating areas throughout, a central lawn and lovely herbaceous flower beds. Evergreens and shrubs provide year round interest and there is an external light and socket. A gate leads to the parking area - shared with the neighbouring property. Accessed from the first floor hall/landing is a covered arbour area used for wood storage. There is access at the rear for deliveries.

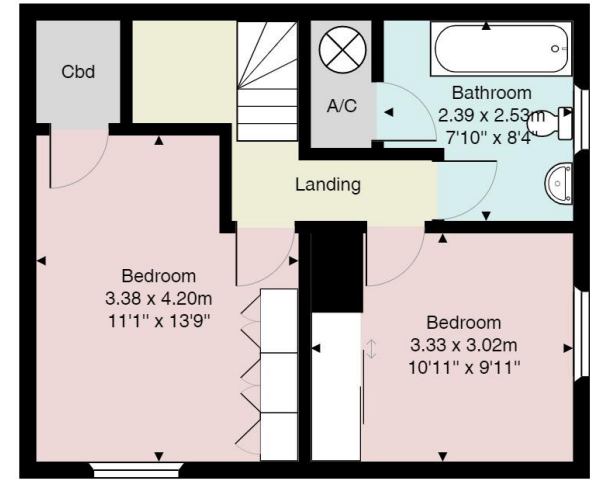




Ground Floor



1st Floor



2nd 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

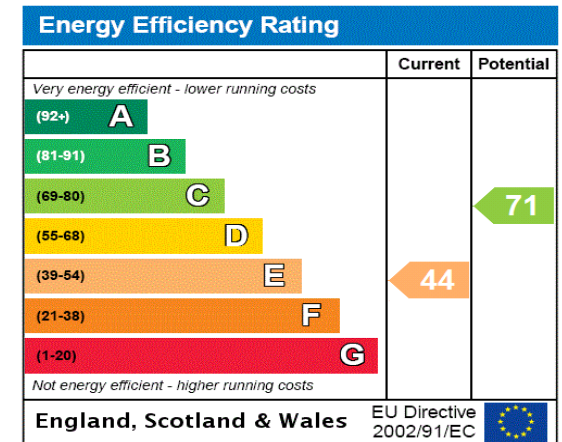




DIRECTIONS

Leaving Kendal on Oxenholme Road, pass the station and Pub and continue towards Old Hutton. Pass Beehive Lane on the left and then take the left signposted New Hutton. Continue towards New Hutton, taking the right hand turn towards Ewbank at the junction with the white house (Borrans Lodge) set up from the road. Continue through Millbeck and out into the countryside. Turn right again following signs to Ewbank. A cluster of houses will be on the right hand side with a split junction also on the right. Take the sharp right back towards the houses with the parking area also to the right. If approaching from Sedbergh Road, continue through New Hutton, turning left at the white house towards the end of the village.

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ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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