



MOSS FIELD BARN, OLD HUTTON, KENDAL, LA8 0NT
Offers In The Region Of: **£495,000**

MILNE MOSER
SALES + LETTINGS

MOSS FIELD BARN
OLD HUTTON
KENDAL
LA8 0NT



4



1



2



GARAGE &
PARKING

OVERVIEW

Having views over countryside from every room and immaculate presentation throughout, Moss Field Barn truly is an exciting prospect. Reversing the accommodation has created an extended ground floor with four bedrooms (one ensuite) and a bathroom, whilst the first floor has been opened up into the roof space, exposing beams giving the lounge and kitchen both a bright and airy feel. A balcony has been added ensuring there is somewhere to sit out on summer evenings and creating access to the garden. Externally, the gardens have been extensively landscaped by the current owners and have been planned with the views surrounding the property in mind. There is parking and a larger than average garage.

Situated in a small rural collection of conversions and a bungalow, Moss Field Barn has the best of both worlds - Old Hutton has a thriving community and primary schools and Oxenholme Mainline Station, Asda supermarket and Hospital are all within four miles. Replacement windows and doors were installed/completed in March 2022.

ACCOMMODATION

A pretty front door with double glazed insert and canopy above leads into the hall.

HALL

Welcoming entrance with stairs leading to the first floor and a built-in cupboard housing the oil fired Worcester boiler. Wooden flooring, a radiator and downlights. UPVC double glazed window to the front.





BEDROOM ONE

15' 9" x 10' 7" (4.79m x 3.22m)

Accessed via a vestibule from the hallway, the principal bedroom is a generous size and has a sloped ceiling. UPVC double glazed window and French doors leading to the garden. Radiator, ceiling light and television point.

ENSUITE

7' 9" x 8' 0" (2.37m x 2.43m)

Two frosted double glazed windows to the rear aspect. Fitted with a deep shower cubicle, a WC and wash hand basin. The ensuite is fully tiled and there is a heated chrome towel rail, an extractor and a ceiling light. A laundry area has been created with plumbing for a washing machine and shelving.

BEDROOM TWO

15' 10" x 7' 7" (4.82m x 2.31m)

Currently laid out as a bedroom but equally suited to a second living room, TV room or play room. The ceiling is sloped giving a feeling of airiness. UPVC double glazed windows face the front and side and have lovely views over fields and the garden. Radiator, ceiling light and a television point.

BEDROOM THREE

13' 8" x 8' 8" (4.16m x 2.63m)

UPVC double glazed window to the rear aspect. Another good double bedroom with a radiator and ceiling light.

BEDROOM FOUR

10' 5" x 6' 3" (3.18m x 1.90m)

Overlooking fields at the front, the fourth bedroom has a ceiling light, radiator and television point. Double glazed windows face the front aspect.

BATHROOM

7' 8" x 7' 7" (2.34m x 2.30m)

Fitted with a modern four piece suite comprising quadrant shower cubicle, a vanity wash basin, WC and bathroom. A quirky double glazed slit style window to the rear elevation, fully tiled walls and PVC clad ceiling. Chrome heated towel rail, an extractor and downlights.

Stairs with an attractive oak banister and painted spindles lead from the hallway directly into the kitchen on the first floor.



KITCHEN

13' 5" x 16' 2" (4.09m x 4.94m)

Having a vaulted style ceiling, exposed beams and UPVC double glazed windows overlooking countryside and the garden. Fitted with white gloss base and wall units, large pan drawers and quartz worktops - a contrasting wall of units in purple is a great feature and houses the fridge freezer and electric double oven and grill. There is under unit lighting, an integrated dishwasher, inset one and a half bowl sink, two ceiling lights and a radiator. Tiled flooring runs throughout and there is ample space for a family dining table.

LOUNGE

14' 0" x 16' 1" (4.27m x 4.91m)

A lovely space with double glazed French doors leading to the balcony and five UPVC double glazed windows. There are views across countryside and open fields. A cosy wood burner with slate hearth provides a focal point and there are two ceiling lights and two radiators. The vaulted ceiling has exposed A frame beams giving character to the room.

EXTERNAL

Garden spaces extend to three sides of the property and have been extensively redesigned and landscaped by the current owners. Level cottage style gardens are to the front and side with a patio space at the rear. Slate steps lead to the elevated sloping lawn - from which there are fantastic views. External lighting and tap.

Off road parking for several cars and a garage.

GARAGE

9' 9" x 22' 9" (2.97m x 6.93m)

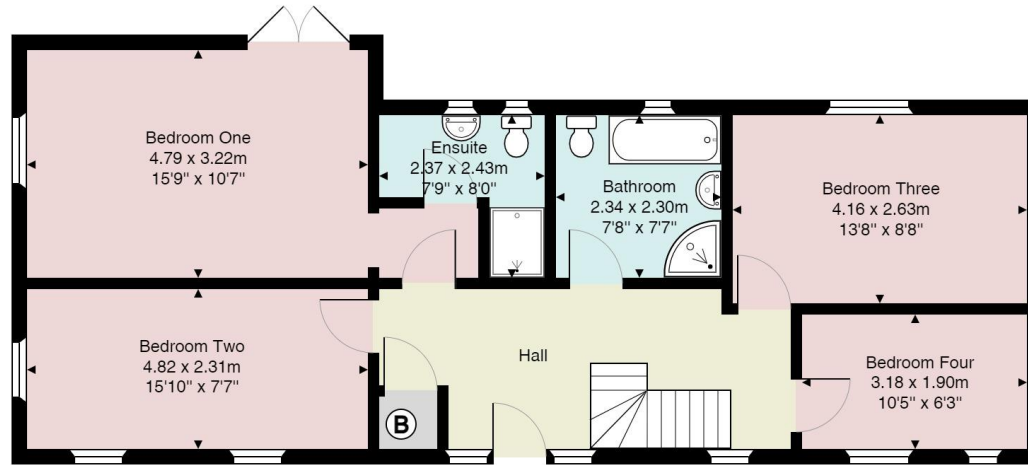
Having an up and over door, mezzanine loft area, power and light.

DIRECTIONS

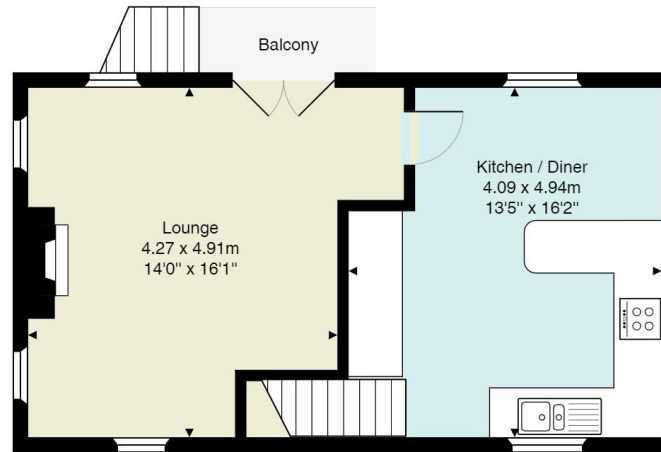
Leaving Kendal on Oxenholme Road, continue past the station, up the hill and past The Station pub. Continue out into the countryside. Once in the first hamlet of Old Hutton, Middleshaw, turn left towards Ewebank and follow the country lane up and out of the hamlet. Bear left again at the junction with Eskrigg End. Pass the white bungalow with metal gates on the right hand side and round the bend. Moss Field Barn is located to the right hand and is the end property of a row of cottages and conversions. Parking is located at the end of the drive.

what3words///blink.remarking.vibrate





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





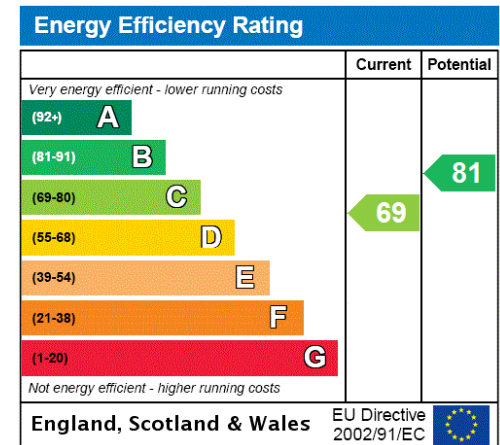
GENERAL INFORMATION

Services: Mains Water and Electric. Oil fired central heating. B4RN superfast broadband connected. Shared septic tank.

Tenure: Freehold. Each property within the development has designated parking accessed via the shared driveway.

Council Tax Band: E

Screening Opinion SE/2023/0004 was submitted August 2023 to Westmorland and Furness Council. The outcome of this application was that an Environment Impact Report would be needed. We have been informed there are no Planning Applications for this site.



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



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.