



4 BRIDGE END COTTAGES, OLD HUTTON, KENDAL, CUMBRIA, LA8 0NH
£275,000

MILNE MOSER
SALES + LETTINGS

4 BRIDGE END COTTAGES OLD HUTTON KENDAL LA8 0NH



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OVERVIEW

Nestled in the traditional hamlet of Bridge End, Old Hutton, this pretty end terraced cottage is available with no onward chain.

Having a wealth of character and charm blended with neutral fresh white decor, the property has two double bedrooms, a good sized lounge diner with wood burner and a well fitted kitchen diner. The stylish bathroom is light and airy and the property has double glazed sash style windows throughout. Externally there is a garden space to the front plus a gravelled space at the rear. Old Hutton is well located transport links via the Westcoast Mainline at Oxenholme or the M6 motorway. Kendal is under 5 miles away and Kirkby Lonsdale within 7 miles.

ACCOMMODATION

The cottage can be accessed via two traditional doors, one from the front garden and one to the side in the ginnel. Entering through the front door into the entrance area within the lounge diner.

ENTRANCE

Stairs lead to the first floor and there is a glazed door into the kitchen diner. Radiator, downlights and a step down into the lounge diner.

LOUNGE DINER

17' 2" x 12' 6" (5.22m x 3.81m) max

A characterful room with a wood burner set to a stone hearth providing a lovely focal point. There are exposed beams, downlights to the ceiling, a radiator and electric panel heater.





Telephone and television points. A double glazed sash window faces the front aspect and there is a second traditional external door at the side.

KITCHEN DINER

8' 6" x 12' 5" (2.60m x 3.78m) max

A double glazed sash window to the front aspect. Fitted with white farmhouse style base and wall units, wood block effect worktops and tiled splashbacks. Butler sink, a gas hob with hood above and an electric oven. There is space for a fridge freezer, a radiator, electric panel heater and downlights. The floor has been tiled and there is an extractor.

LANDING

A Velux window provides natural light and there is an internal window to the bathroom lighting the stairwell. Access to the loft, a ceiling light and electric panel heater. A built in cupboard houses the Vaillant LPG boiler and there is a further quirky nook cupboard on the stairs. Attractive oak latch doors lead to the two bedrooms and bathroom.

BEDROOM

9' 8" x 12' 8" (2.95m x 3.86m) average

A nice sized double bedroom with a double glazed sash window facing the front. A built in wardrobe/cupboard with oak door provides hanging space and storage and there is a further period alcove style cupboard.

BEDROOM

8' 10" x 12' 7" (2.70m x 3.83m) max

Also facing the front aspect, the second double bedroom has a ceiling light, radiator and double glazed sash style window.



BATHROOM

8' 1" x 7' 4" (2.46m x 2.23m) max

A double glazed sash window to the front elevation with the lower half having frosted privacy glass, a further internal frosted window allows light into the stairwell. Fitted with a modern wash stand with basin, a bath with shower above and a WC. Tiling to the floor and above the bath, downlights, an extractor and chrome heated towel rail.

EXTERNAL

To the front of the cottage is lawned garden space with borders and path to the front door and ginnel. At the side a gate (forming part of the public footpath) leads to the rear where there is a gravelled space. Accessed via the ginnel is a stone built outhouse (numbered 4) and there are drying rights within the garden of number 3.

DIRECTIONS

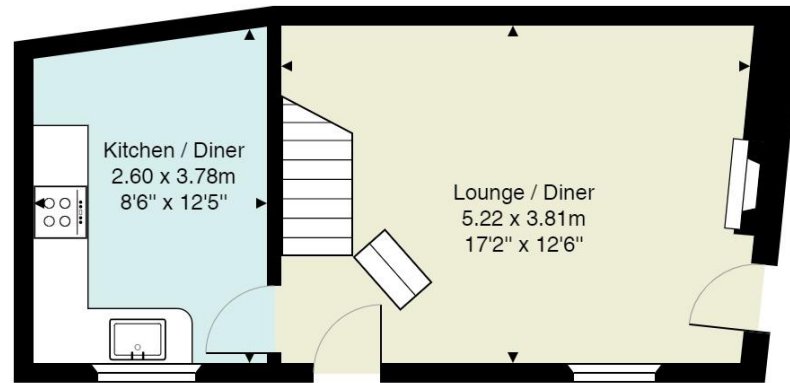
Leaving Kendal on Oxenholme Road, proceed past the railway station and Station pub and out into the countryside. Old Hutton is spread across three smaller hamlets, Bridge End is the last hamlet with the property being located to the right hand side just after the bridge.

what3words///friends.windmill.norms

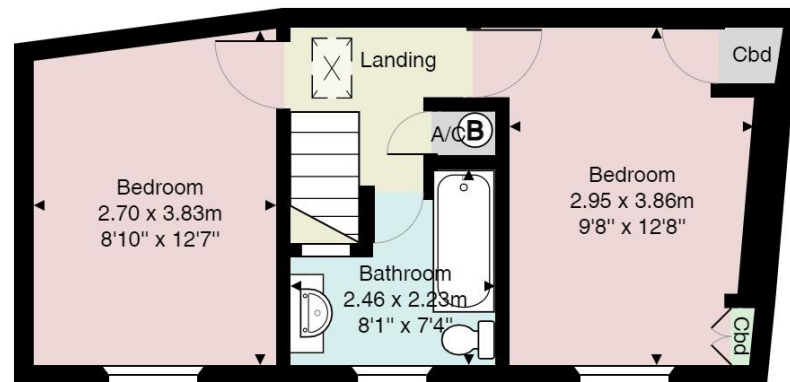
GENERAL INFORMATION

Services: Mains Water and Electric. Heating and cooking via LPG. Private shared drainage via septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. B4RN superfast broadband connected. Tenure: Freehold. Please note a public footpath runs to the side/rear of the property. The outhouse to number 4 is accessed via the garden of number 3. Council Tax Band: C EPC Grading: F. You may not be able to let this property on a tenancy basis





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





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		105
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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