



# Raw Green Cottage, New Hutton

Asking Price £560,000

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Thomson Hayton Winkley



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A charming three bedroom detached character cottage situated in a rural location yet providing easy access to Kendal, the mainline railway station at Oxenholme and the M6. Beautifully presented throughout with traditional features the cottage has a garage, parking and delightful gardens.







## RAW GREEN COTTAGE

A charming traditional detached cottage with beautiful gardens and ample parking located in a pleasant rural location within the scenic village of New Hutton which has a thriving community and many beautiful countryside walks from the doorstep. New Hutton is conveniently placed for the many amenities available in the market towns of both Kendal and Kirkby Lonsdale and offers easy access to the mainline railway station at Oxenholme with direct services to Glasgow, Manchester and London, the M6 motorway and both the Lake District and Yorkshire Dales National Parks.

The accommodation, which is both well proportioned and well presented throughout and retains many period features including original floorboards, exposed beams and latch and battened pine doors, briefly comprises sitting/dining room with study/reading area, bespoke kitchen with AGA and utility room to the ground floor and a garden room/family room, studio/study, three double bedrooms, modern bathroom and shower room to the first floor. The cottage benefits from double glazing, oil fired heating, solar panels and B4RN Hyperfast Fibre Broadband.

Complementing the living space is an attached garage, ample off road parking and delightful private landscaped gardens to both the front and rear.

## GROUND FLOOR

### PORCH

5' 4" x 2' 0" (1.64m x 0.61m)

Painted feature entrance door with adjacent glazed windows, wall light, slate flooring.

### SITTING/DINING ROOM

21' 3" max x 18' 10" max (6.49m x 5.76m)

Two double glazed sash windows with working shutters and window seats, single glazed window, three traditional cast iron style radiators, woodburning stove to feature fireplace, exposed beams, wall lights, built in shelving, solid wood flooring.

### KITCHEN

12' 8" x 9' 9" (3.87m x 2.98m)

Double glazed door to rear garden, double glazed window, good range of bespoke painted base units, undermounted stainless steel sink to Westmorland green slate work tops and upstands, oil fired Aga, space for fridge and freezer, plumbing for dishwasher, exposed beams, recessed spotlights, fitted shelving, stone flagged flooring, staircase to studio/study.

### UTILITY ROOM

11' 11" max x 6' 4" max (3.64m x 1.94m)

Belfast sink, plumbing for washing machine, hot water cylinder, built in shelving, stone flagged flooring.





## FIRST FLOOR

### LANDING

9' 3" x 3' 1" (2.83m x 0.94m)

### BEDROOM

11' 6" x 9' 10" (3.51m x 3.02m)

Double glazed sliding sash window, radiator, exposed beams, feature alcove.

### BEDROOM

10' 4" x 9' 1" (3.17m x 2.79m)

Double glazed sliding sash window, radiator, exposed beams, built in wardrobe, loft access.

### BEDROOM

9' 8" x 8' 9" (2.95m x 2.67m)

Double glazed window, radiator.

### BATHROOM

8' 8" x 6' 9" (2.66m x 2.06m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath, fitted wall units, fitted mirror, extractor fan, partial tiling to walls, solid wood flooring.

## SHOWER ROOM

8' 9" max x 4' 11" max (2.69m x 1.52m)

Double glazed Velux window, heated towel radiator, underfloor heating, three piece suite comprises W.C., wash hand basin and fully tiled walk in shower with slate shower tray and thermostatic shower fitment, fitted mirrored wall unit, extractor fan, slate tiled flooring, access to fully boarded eaves storage.

## GARDEN ROOM/FAMILY ROOM

12' 2" max x 10' 7" max (3.72m x 3.24m)

Double glazed French doors with adjacent double glazed windows to garden, radiator, wall lights.

## STUDIO /STUDY

11' 10" max x 10' 3" max (3.62m x 3.13m)

Three double glazed windows, two radiators, exposed beams, wall lights, fitted shelving, exposed floorboards.

## GARAGE

11' 10" max x 11' 6" max (3.62m x 3.52m)

Painted timber double doors, light and power.

## UNDERCROFT

11' 4" max x 10' 1" max (3.47m x 3.08m)

Restricted height, light and power, oil central heating boiler, space for chest freezer.

## OUTSIDE

There is attractive space suitable for container planting together with a water supply at the front of the cottage and directly across the lane lies a beautiful private enclosed lawned garden with a variety of established trees and shrubs and a patio seating area. There is ample off road parking and a bin store located opposite the garage. The rear of the property offers a private gravelled area with access to the undercroft together with well stocked raised beds and a delightful elevated lawn bordered by mature trees and offers various seating options including a purpose built area suitable for a barbeque and/or firepit which takes full advantage of beautiful unspoilt countryside views.

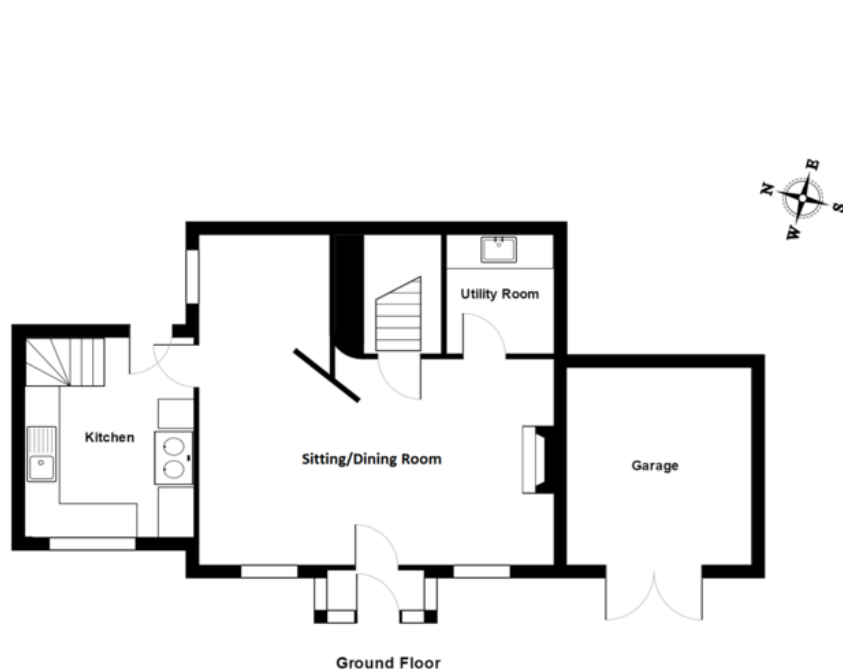
## SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage.

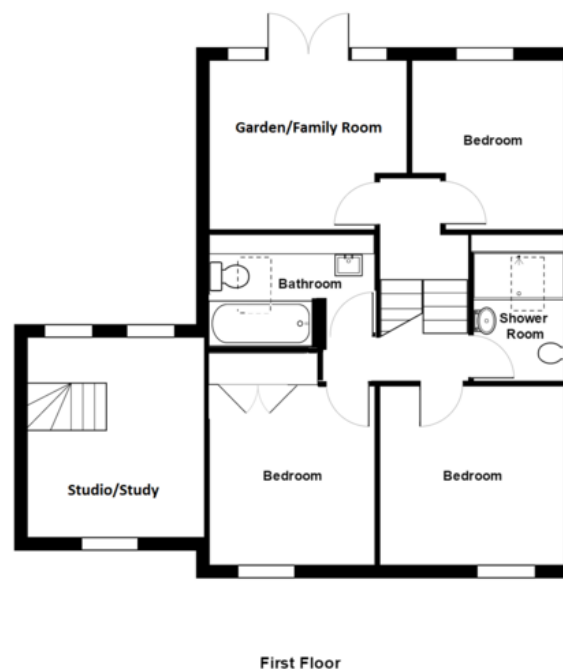
## COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





Ground Floor



First Floor

Raw Green Cottage, New Hutton, Kendal

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   c
55-68	D		
39-54	E	48   e	
21-38	F		
1-20	G		

### DIRECTIONS

From Kendal head east on the A684 towards Sedbergh and after approximately 4 miles take the right turning towards New Hutton. After approximately 1/2 mile turn left opposite the village hall and Raw Green Cottage is clearly marked on the left a short way up the lane.

### WHAT3WORDS:

flap.doctor.constants

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