



# Old Hutton

£450,000

Beckside House, Old Hutton, Kendal, LA8 0NF

Nestled in the heart of the picturesque village of Old Hutton, surrounded by rolling greenery and open countryside, this charming stone-built end-terraced cottage offers a wonderful blend of rural tranquillity and modern comfort. Thoughtfully updated, the home retains a wealth of character, including exposed wooden beams and traditional finishes throughout.

Entry is via a delightful gabled porch, providing a practical space for muddy boots, ideal after countryside walks, before a timber cottage door opens into the welcoming interior.

## Quick Overview

- Charming stone built cottage
- Sought after rural village location
- Character features throughout
- Versatile layout with five bedrooms
- Bright dual-aspect rooms
- Two reception rooms
- Multi fuel stoves
- Private garden
- B4RN available
- Off road parking for two vehicles



5



2



2



E



B4RN



Off Road Parking  
for two vehicles

Property Reference: K7287



Bedroom 5/ Home office



Bedroom Three



Shower Room



Dining Room

From the hallway, the ground floor accommodation unfolds. To the left, a versatile room currently used as a home office could equally serve as a fifth bedroom. Adjacent lies Bedroom Three, a bright dual-aspect double room with built-in wardrobe space, perfectly suited for guests, with a well appointed ground floor shower room located next door. The shower room features a walk-in shower with glass screen and panelled walls, a floating wash hand basin, WC and a heated towel radiator.

To the right hand side of the property, a central reception room forms the heart of the home. With a dual aspect to the front and rear, this inviting space is centred around a multi-fuel stove set within an exposed stone surround, with a slate hearth and timber beam mantle, creating an ideal setting for a sociable dining area just off the kitchen.

A couple of steps lead down into the kitchen, another light filled dual aspect space, fitted with modern wall and base units, part tiled walls, an electric hob with extractor and oven. There is space for a fridge freezer and plumbing for a washer dryer. A partially separated area offers built-in shelving and storage, ideal for shoes and everyday essentials, with a door providing external access.

Ascending to the first floor, you are welcomed into a bright and spacious living area. Featuring a further multi-fuel stove and vaulted wooden ceilings, this impressive room is enhanced by expansive windows framing uninterrupted views of the surrounding countryside, where grazing livestock complete the idyllic scene.

From the living area, a corridor leads to two further bedrooms and the house bathroom. Bedroom Two is a generous dual-aspect double, enjoying the same stunning rural outlook, with exposed beams and built-in wardrobes. Bedroom Four is positioned to the front and offers a cosy single room, also with built-in storage. The house bathroom is fitted with tiled walls, a panelled bath with overhead shower, pedestal wash hand basin and WC.

On the opposite wing, the principal bedroom forms a spacious and tranquil retreat, benefitting from both front and rear aspect windows that flood the room with natural light while showcasing the surrounding landscape.

Externally, the property enjoys off-road parking via a private driveway. The garden wraps from the side around to the rear, offering a pleasant outdoor space to relax and enjoy the peaceful setting.

Despite its rural charm, the property is conveniently located just a short drive from the market town of Kendal, providing a wide range of amenities. The home is well suited to a variety of buyers, including families, with the highly regarded Old Hutton Church of England Primary School nearby. For secondary education, the property falls within the catchment for Queen Elizabeth School, known for its strong academic reputation.

For commuters, excellent transport links are within easy reach. Oxenholme Lake District railway station provides direct access to the West Coast Main Line, with regular services to London Euston, Manchester, and Glasgow, while the M6 (Junction 36) just 6 miles away, ensures convenient road travel.



Kitchen



Living Room



Living Room



Bathroom



Bedroom Two



Rear Aspect

Surrounded by scenic walks and outdoor pursuits, this is a truly special home offering the best of countryside living with accessibility and convenience.

Accommodation with approximate dimensions

Ground Floor

Entrance Hall

Bedroom Five/ Office 11' 6" x 6' 4" (3.51m x 1.95m)

Bedroom Three: 8' 7" x 10' 8" (2.63m x 3.27m)

Ground Floor Shower Room:

Dining Area: 12' 1" x 19' 9" (3.69m x 6.03m)

Kitchen: 11' 9" x 24' 3" (3.59m x 7.41m)

First Floor

Living Area: 12' 11" x 19' 10" (3.94m x 6.05m)

Bedroom Two: 8' 6" x 10' 9" (2.61m x 3.29m)

Bedroom Four: 11' 2" x 6' 5" (3.41m x 1.98m)

House Bathroom:

Bedroom One: 13' 0" x 16' 2" (3.98m x 4.93m)

Property Information

Parking: Off-Road Parking

Tenure: Freehold

Services: Mains electricity, Mains water , LPG central heating , Private septic tank

Council Tax: Westmorland and Furness Council Tax Band: E

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions ///jabs.sweeper.habits

Leaving Kendal via the south, follow the one-way system onto Aynam Road. Continue along as the road curves left onto Lound Road. Proceed straight ahead, passing Kirkbie Kendal School, and follow the signs for Oxenholme Train Station.

From Oxenholme Lake District railway station, continue along the road as it bends and climbs to join the B6254.

Request a Viewing Online or Call 01539 729711



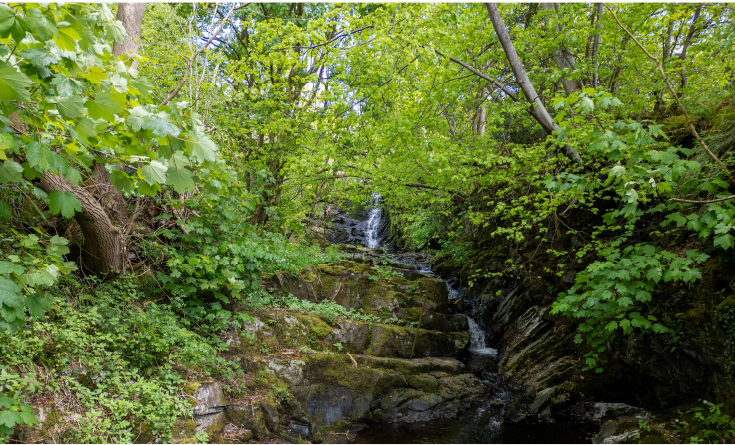
Bedroom Four



Bedroom One



Drone



Nearby waterfall



Garden

Follow this road for approximately 1.8 miles into the village of Old Hutton.

Upon reaching Old Hutton Church of England Primary School on your left-hand side, turn right onto St John's View. Continue for approximately 0.3 miles, crossing a small bridge into a charming hamlet of cottages.

Beckside House is the final property, at the end of the terrace on the right-hand side.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

**Agent's Note:** Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

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## Meet the Team

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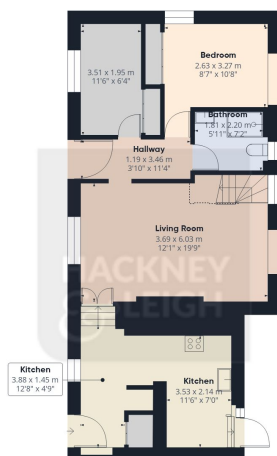


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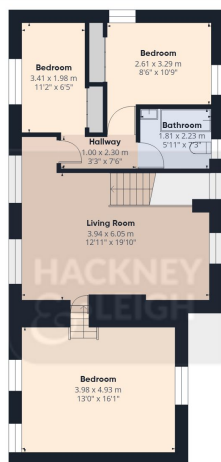


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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

135.7 m<sup>2</sup>

1462 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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