



2 Old Barn, Old Hutton

Guide Price £450,000



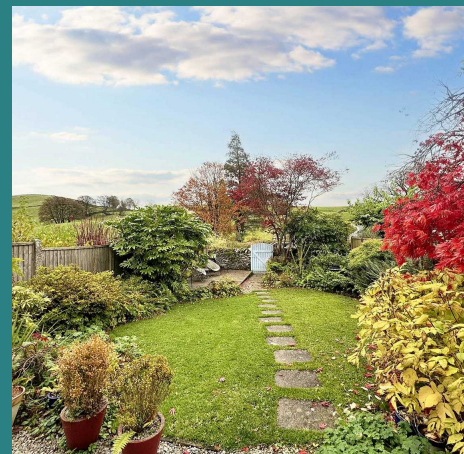
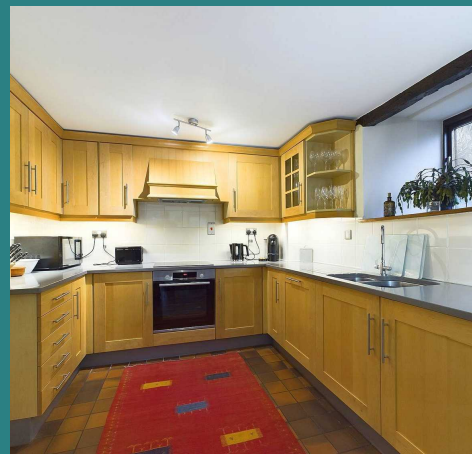


2 Old Barn

Old Hutton, Kendal

Located in a sought-after rural setting, this charming three-bedroom semi-detached barn conversion offers a unique living experience with great views. The well presented property spans over three floors, showcasing a blend of modern comforts and historical charm through its period features. There is a spacious lounge featuring a cosy wood burner, creating a warm and inviting atmosphere. The dining kitchen is complemented by a garden room, providing a tranquil space to enjoy meals and admire the surroundings. A useful utility room adds convenience to the household. The property boasts three well-appointed bedrooms, offering ample space for family or guests along with a bathroom and separate shower room. The property includes a garden and parking area, ensuring comfort and accessibility for residents. This residence presents a rare opportunity to experience countryside living at its finest, making it a desirable property for those seeking a peaceful retreat.

Head out of Kendal on Oxenholme Road, pass the station and continue towards Old Hutton. Passing Beehive Lane on the left, take the left, signposted New Hutton. Continue towards New Hutton, taking the right hand turn towards Ewbank. Continue through Millbeck and out into the countryside. Turn right again following signs to Ewbank. 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.



Entrance Porch

4' 1" x 5' 1" (1.25m x 1.54m)

At the front of the property, you will see a period stone-covered porch with tiled floor that houses the gas meter. There is entrance to the hallway through the glazed door.

Hallway

13' 10" x 5' 2" (4.22m x 1.57m)

Entrance hallway with tiled flooring; doors lead to the utility, shower room, and kitchen. Stairs lead up to the first floor.

Kitchen/Dining Room

18' 1" x 9' 6" (5.50m x 2.90m)

This kitchen has a range of fitted storage units with a complementary worktop. There is an integrated Bosch oven and induction hob with an extractor fan over, a 1 1/2-bowl sink, a Bosch-fitted dishwasher, and an attractive alcove-beamed window. A great space for a dining area and a window and door that lead to the garden room.

Garden Room

9' 8" x 11' 1" (2.94m x 3.37m)

Garden room with wooden flooring, two Velux windows and French doors to the garden, and wall-length windows that bring in lots of light.

Utility Room

9' 7" x 5' 8" (2.92m x 1.72m)

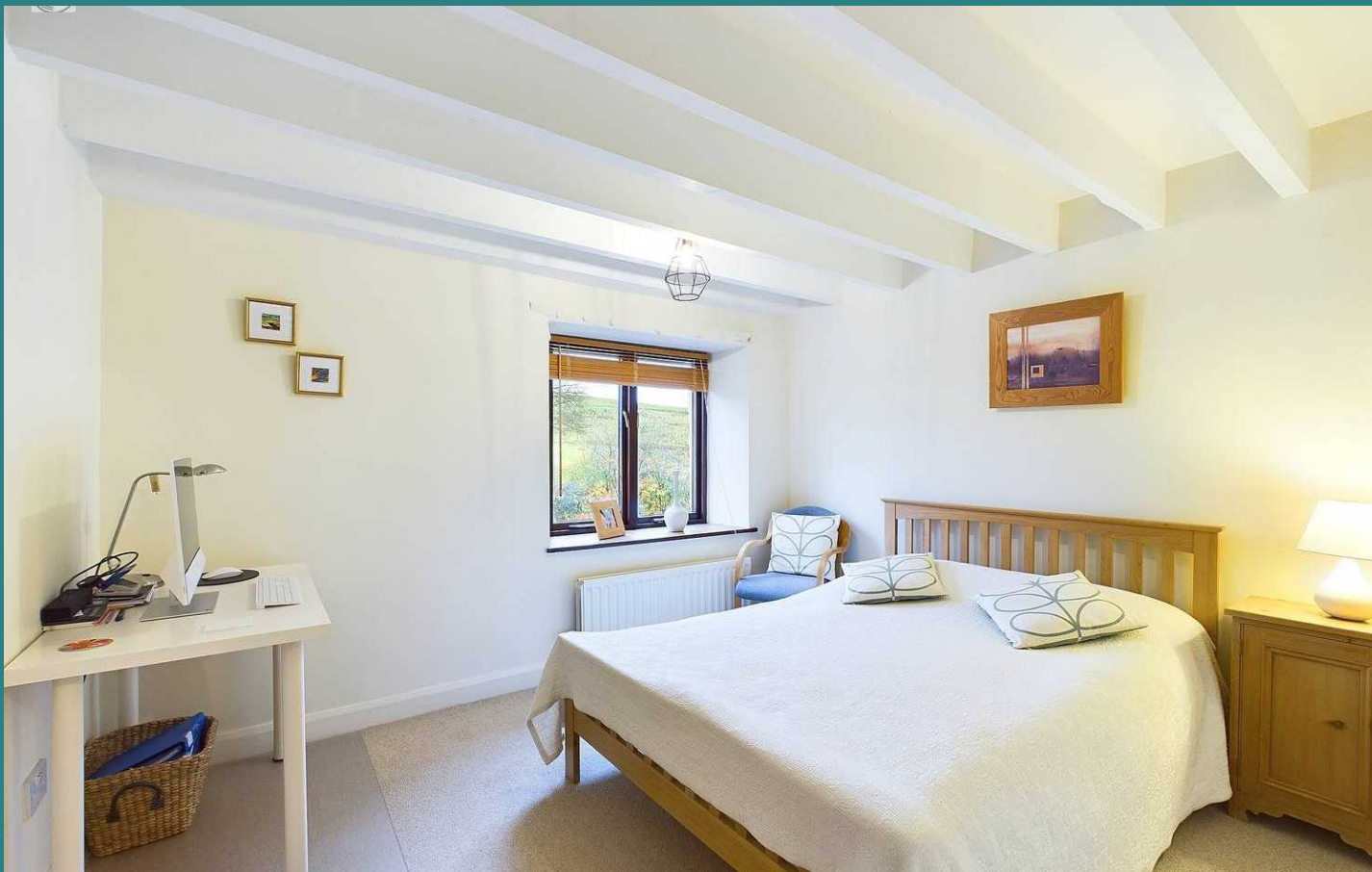
With a range of wall units, this room comprises tiled flooring, a worktop, a space undercounter for a fridge and freezer, space and plumbing for a washing machine and tumble dryer, and a window to the front of the property.

Shower Room

8' 1" x 3' 9" (2.47m x 1.14m)

This room consists of tiled walls and flooring, a ladder radiator, a vanity wash hand basin, and a shower.





First Floor Landing

8' 11" x 11' 2" (2.73m x 3.41m)

Doors open to the second bedroom, the lounge, and the external door opens to the rear porch. Stairs continue up to the second floor.

Lounge

18' 6" x 10' 10" (5.65m x 3.29m)

With a wood burner sitting on a slate hearth, this room comprises feature beams, triple aspect windows, and an alcove shelving area.

Bedroom Two

9' 7" x 11' 3" (2.92m x 3.43m)

A double bedroom with period feature beams and a window to the front aspect of the property.

2nd Floor Landing

2' 7" x 8' 3" (0.79m x 2.52m)

Doors open to two bedrooms and the family bathroom.

Bedroom 1

13' 9" x 11' 3" (4.18m x 3.42m)

Large walk-in cupboard, wooden flooring, fitted wardrobe, beams, and great views out of the front window.

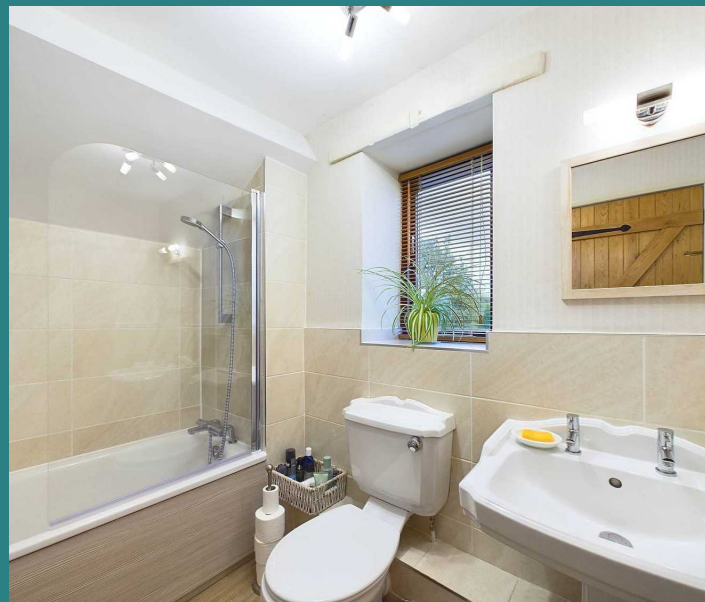
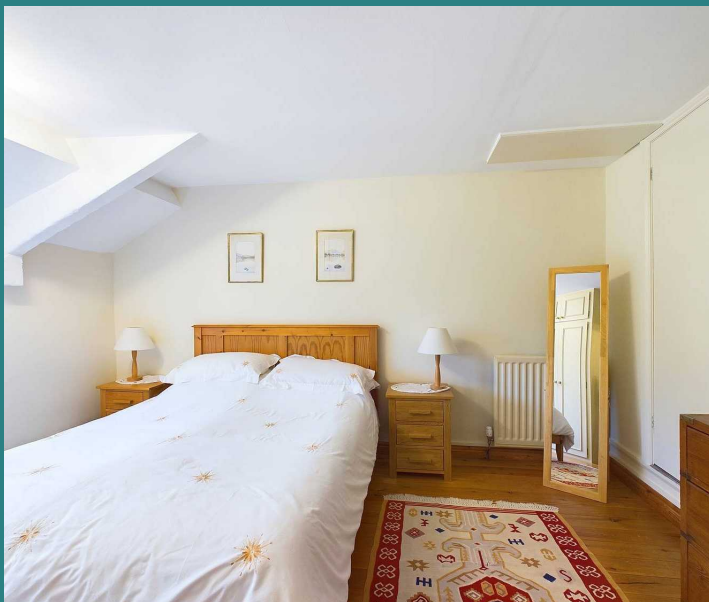
Bedroom 3

9' 9" x 11' 0" (2.97m x 3.36m)

With a built-in cupboard, beams, and amazing views out of the side-facing window.

Family Bathroom

Shower over bath with glazed screen, ladder radiator, wc and sink.



GARDEN

To the front of the property is a lovely established cottage garden with lawn, seating areas, decking and gated access to the parking area. To the rear is a covered porch and access for deliveries.

Off street

2 Parking Spaces

Shared parking

B4RN Superfast Broadband

Water Treatment System serving 3 Properties

Electric Boiler

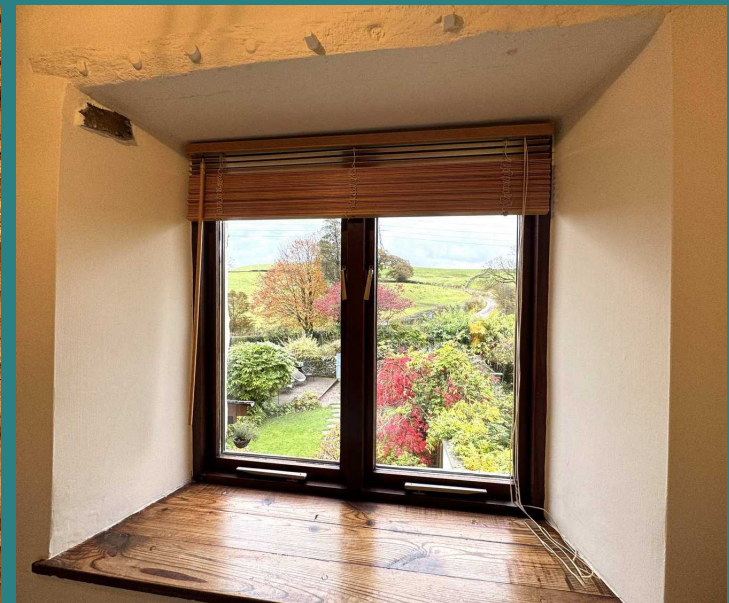
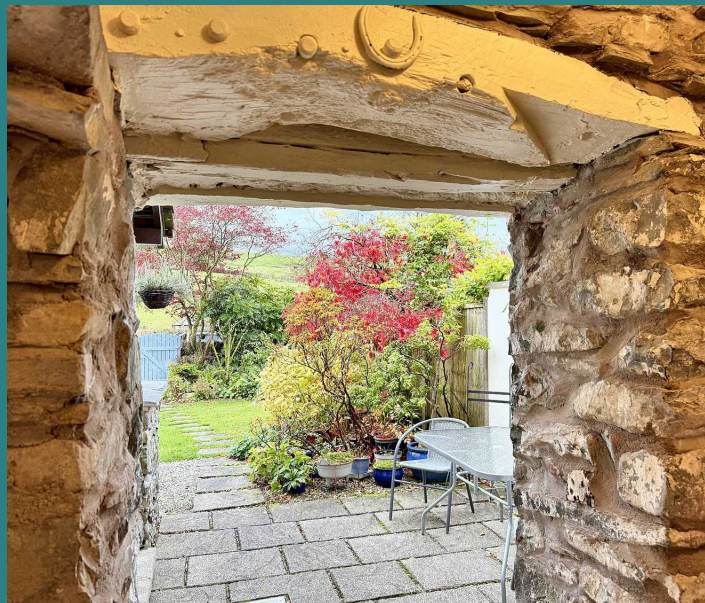
2 Solar Panels Heat the Water

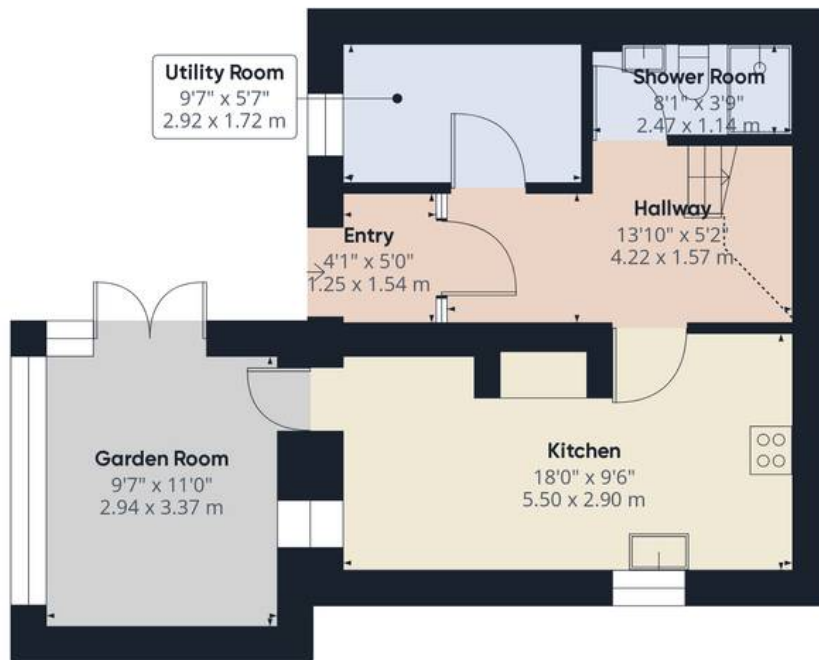
Council Tax band: E

Tenure: Freehold

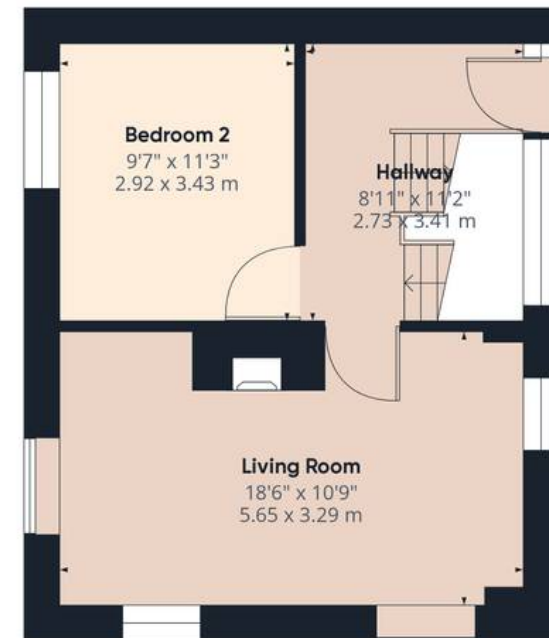
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

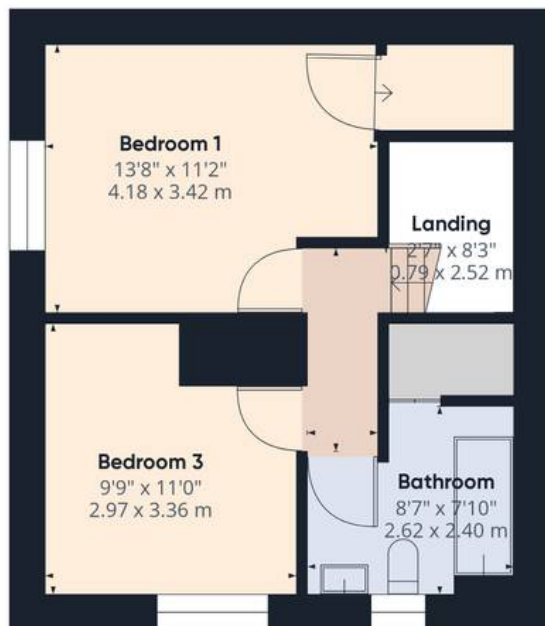




Ground Floor



Floor 1



Floor 2



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.