

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Old Hutton

3 Low Meadow, Old Hutton, Kendal, Cumbria, LA8 0NZ

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When you view, you will be both surprised and delighted as you walk into the simply superb 21' living room with its wood burning stove that opens to the garden and into the excellent breakfast kitchen, with the open plan dining room and second sitting room overlooking the internal courtyard. Forming part of a small development in the hamlet of Bridge End the property has the benefit of landscaped gardens, a garage and parking for three cars plus visitors parking. An early appointment to view is recommended.

(Offers over) £600,000

### Quick Overview

- Attractive stone and slate village property
- Excellent living space for all the family
- 21' living room with splendid fireplace
- Well fitted breakfast kitchen
- Dining room and study/gym
- Master bedroom with mezzanine level
- Three further double bedrooms and four piece house bathroom
- Attractive private well tended gardens
- Offered for sale in show home condition
- Broadband speed 1000 Mbps



4



2



3



D



1000 Mbps



Garage & Off-Road Parking

Property Reference: K6538



Looking through to the welcoming entrance hall



Splendid Living Room



Dining Room



Excellent Fitted Kitchen

**Location:** Old Hutton is situated between the South Lakeland Market Town of Kendal and Kirkby Lonsdale in the Lune Valley. The village is split into three small hamlets with Low Meadow being in the last one at Bridge End where you will find a friendly and thriving community of all ages. Old Hutton boasts a well-respected Ofsted outstanding primary school, as well as a pre-school group at the village hall and the market town of Kendal and mainline railway at Oxenholme just a short drive away, from where you can be in London in under 3 hours. Old Hutton also falls within the catchment area for the respected Queen Elizabeth School in Kirkby Lonsdale.

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From the minute you step into the porch the quality of finish can be appreciated, from exposed stone work and timbers to beamed ceilings, and attractive slate floors and the solid wood flooring that run through the ground floor.

Converted from a former stone and slate barn in 2000 once inside you will be both surprised and delighted by this splendid four-bedroom, three reception room family that offers so much more than the first impression, with its generous layout seldom found in homes today. Immaculately and tastefully presented the well planned, well balanced living space just gets better and better.

Back to the entrance porch with its feature exposed stone wall, double glazed window and slate seat, offers good space for wet coats and boots. Stepping through into the hallway you will find a useful double cloaks cupboard and a cloakroom with WC and wash hand basin and a useful laundry cupboard with plumbing for the washing machine and space for the tumble dryer.

The layout on the ground floor flows from room to room with the splendid 21' living room being the heart of the home with its fine stone fireplace and multi-fuel stove, and double doors to the garden and also into the attractive dining kitchen that again enjoys direct access to the garden.

The kitchen is fitted and equipped to a high standard with an extensive range of units with granite worktops and complementary wall tiling and tiled flooring. Kitchen appliances include a Smeg range oven with six ring gas hob and cooker hood and extractor, integrated dishwasher and American style fridge freezer.



Splendid Living Room



Excellent breakfast kitchen



Dining Room



Study/Gym



Private courtyard



private enclosed side and rear garden

To completing the picture on this floor is a delightful open plan dining room and a second sitting room currently in use as a home gym that opens into a private enclosed paved courtyard.

Upstairs is a spacious landing with a large Velux roof light. The house bathroom is well tiled and has a four piece suite including a separate shower cubicle and a spa bath.

There are four excellent bedrooms each one unique with vaulted ceilings enjoying aspects to the gardens and courtyard.

The master bedroom with its en-suite shower room is 21' long, with a deep shelved cupboard and built-in double wardrobe. A space saver staircase leads up to an excellent galleried mezzanine level currently used as a home office with window and Velux roof light enjoying countryside views, but equally offering a quite sitting area for when an escape from family life is needed!

Accommodation with approximate dimensions:

Ground Floor - Entrance Porch

Entrance Hall

Cloakroom

Living Room

21' 4" x 21' 2" (6.5m x 6.45m)

Dining Room

13' 11" x 9' 1" (4.24m x 2.77m)

Study/Gym

12' 2" x 8' 2" (3.71m x 2.49m)

Excellent Family Breakfast Kitchen

16' 11" x 15' 9" (5.16m x 4.8m)

First Floor

Spacious Landing

Master Bedroom

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En-suite Shower Room

Mezzanine Galleried Study/Sitting Area

19' 5" x 9' 11" (5.92m x 3.02m)

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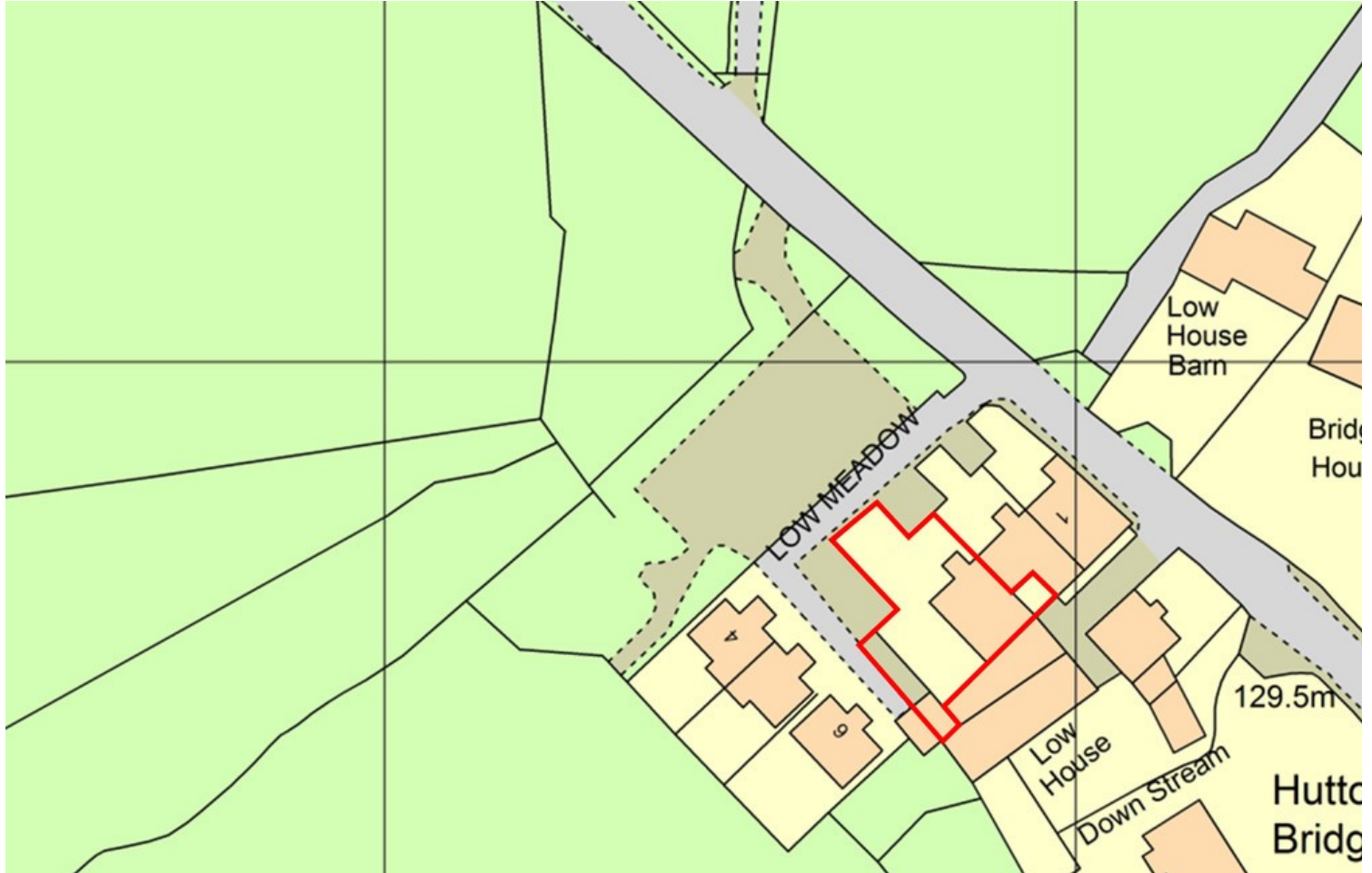
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Private paved terrace and garden



Large landing

**Garage** 17' 1" x 9' 9" (5.21m x 2.97m) with up and over door, side door to garden. Power and Light. Oil tank. Mezzanine storage level.

**Outside:**

**Gardens:** The landscaped gardens are as immaculate as the inside, wrapping round the house with stone walling and mature hedge screening with well stocked flower beds and borders planted with a variety of colourful plants and shrubs and a large paved terrace runs the full length of the rear, offering plenty of space for outdoor entertaining.

**Services:** mains electricity and mains water. Shared private drainage. Oil central heating. Calor gas for hob.  
 Note: £40 per month is paid into a management fund to cover the maintenance and upkeep of the private road, shared garden area along the side of the road and Bio-disc drainage system.

**Council Tax:** South Lakeland District Council - Band F

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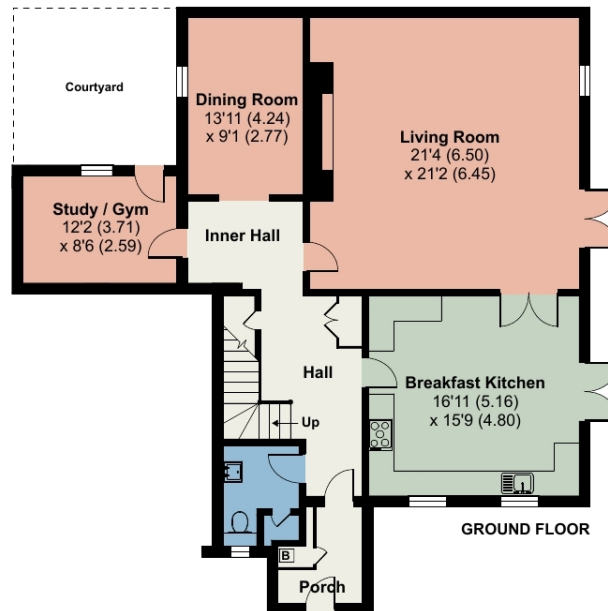
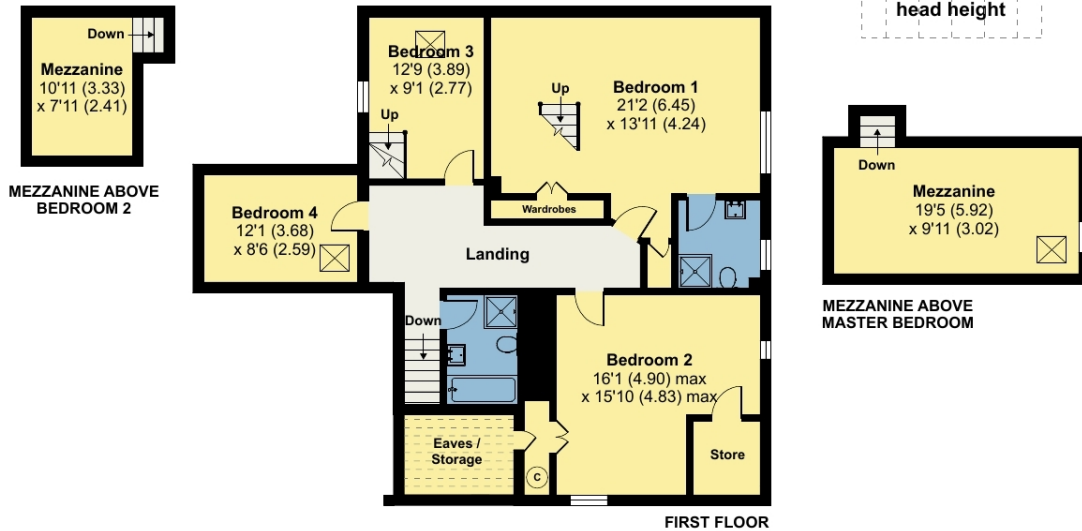
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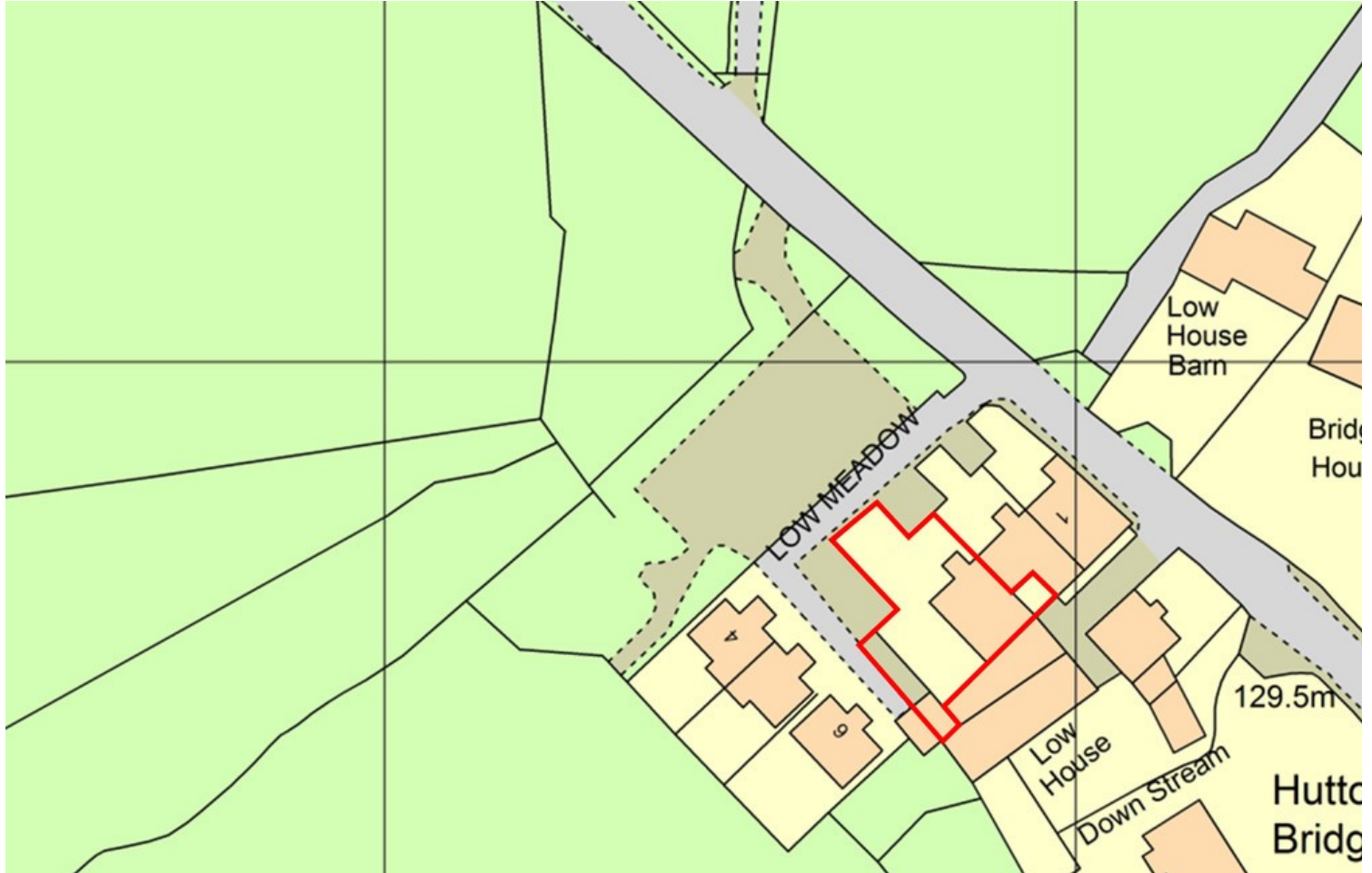
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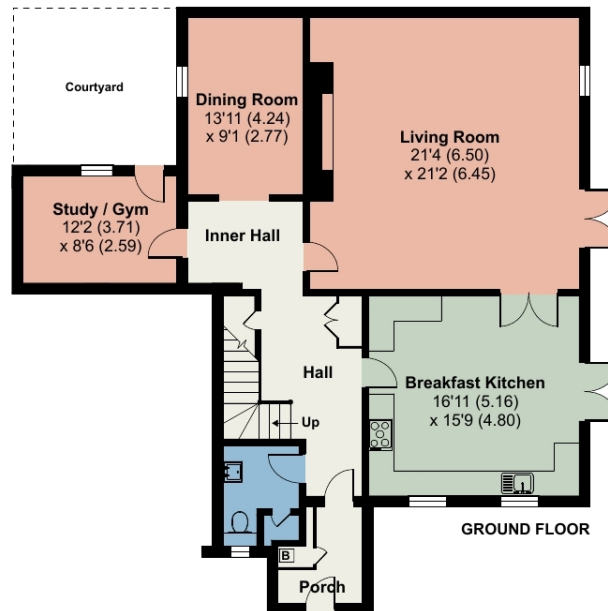
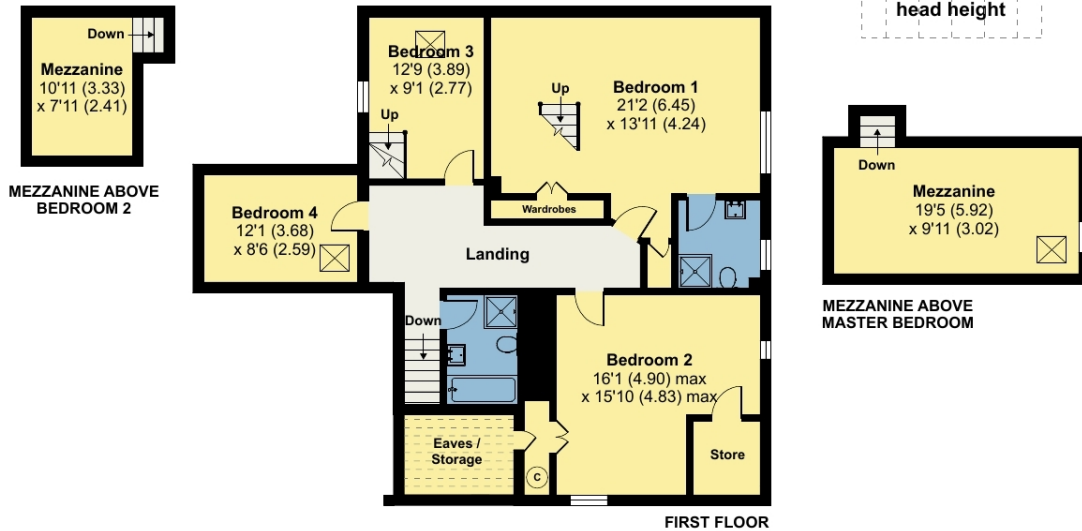
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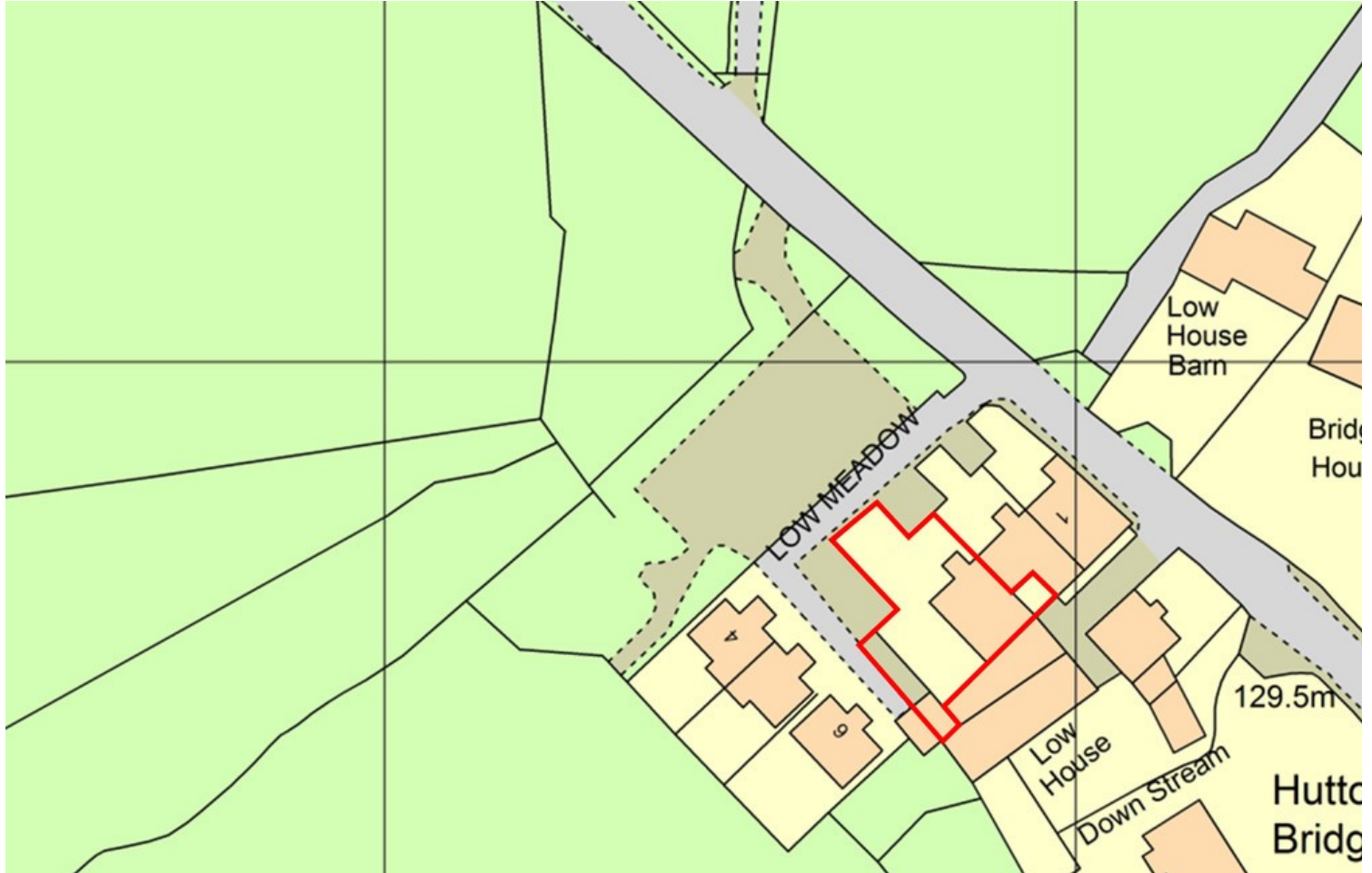
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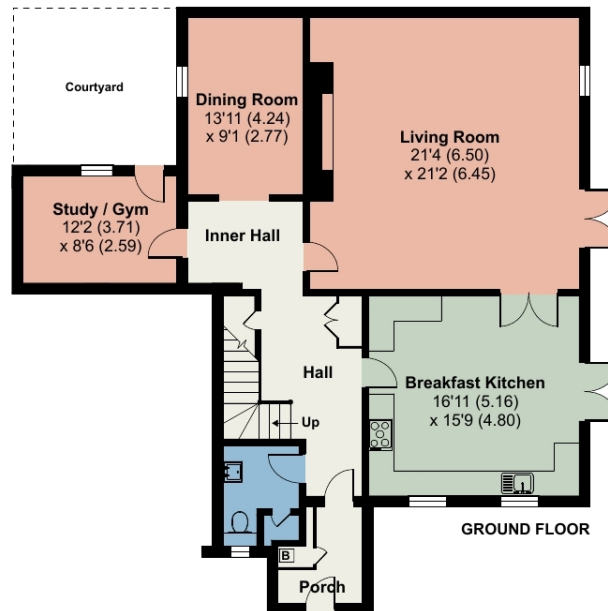
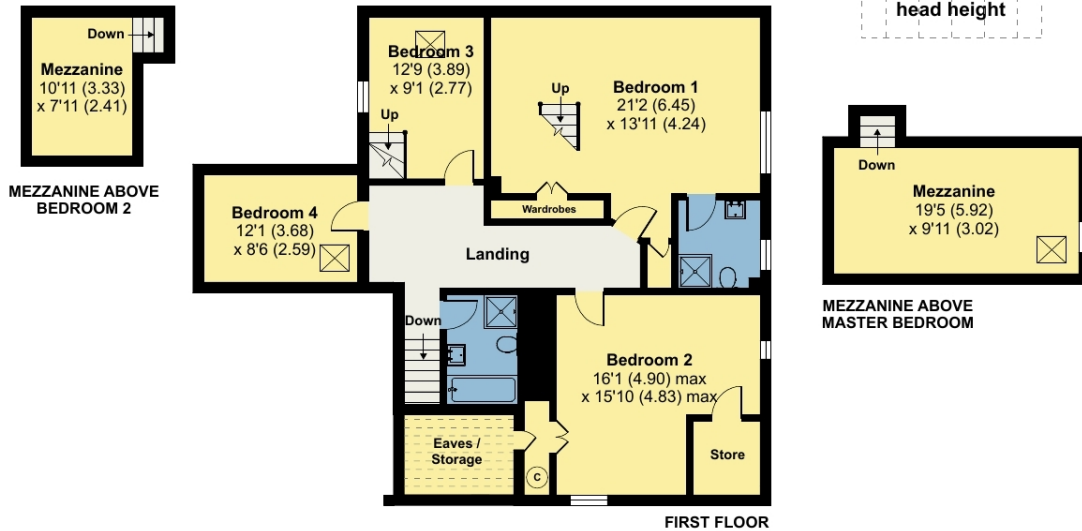
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YEARS  
1982 - 2022

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& LEIGH



## Old Hutton

3 Low Meadow, Old Hutton, Kendal, Cumbria, LA8 0NZ

This most attractive stone and slate village property, provides a most welcoming home that the first impression does not tell what awaits those that view, but if you check our floorplan and see what we measured you will realise why this family home should be on your to view list. With four good bedrooms, two with mezzanine levels including the master with its ensuite, and a four piece bathroom on the first floor with excellent downstairs living space the flows from room to room.

When you view, you will be both surprised and delighted as you walk into the simply superb 21' living room with its wood burning stove that opens to the garden and into the excellent breakfast kitchen, with the open plan dining room and second sitting room overlooking the internal courtyard. Forming part of a small development in the hamlet of Bridge End the property has the benefit of landscaped gardens, a garage and parking for three cars plus visitors parking. An early appointment to view is recommended.

(Offers over) £600,000

### Quick Overview

Attractive stone and slate village property  
Excellent living space for all the family  
21' living room with splendid fireplace  
Well fitted breakfast kitchen  
Dining room and study/gym  
Master bedroom with mezzanine level  
Three further double bedrooms and four piece house bathroom  
Attractive private well tended gardens  
Offered for sale in show home condition  
Broadband speed 1000 Mbps



4



2



3



D



1000 Mbps



Garage & Off-Road Parking

Property Reference: K6538



Looking through to the welcoming entrance hall



Splendid Living Room



Dining Room



Excellent Fitted Kitchen

**Location:** Old Hutton is situated between the South Lakeland Market Town of Kendal and Kirkby Lonsdale in the Lune Valley. The village is split into three small hamlets with Low Meadow being in the last one at Bridge End where you will find a friendly and thriving community of all ages. Old Hutton boasts a well-respected Ofsted outstanding primary school, as well as a pre-school group at the village hall and the market town of Kendal and mainline railway at Oxenholme just a short drive away, from where you can be in London in under 3 hours. Old Hutton also falls within the catchment area for the respected Queen Elizabeth School in Kirkby Lonsdale.

From Kendal take the B6254 past the main line railway station at Oxenholme and travel approximately 2.7 miles to Old Hutton. After passing the school and church on the left, take the next right turning into the courtyard for Low Meadow and number 3 is the second property on your left.

**Property Overview:** After walking up the garden path to the pretty stone and slate entrance porch the scene gets set for the warm welcome that awaits those that view.

From the minute you step into the porch the quality of finish can be appreciated, from exposed stone work and timbers to beamed ceilings, and attractive slate floors and the solid wood flooring that run through the ground floor.

Converted from a former stone and slate barn in 2000 once inside you will be both surprised and delighted by this splendid four-bedroom, three reception room family that offers so much more than the first impression, with its generous layout seldom found in homes today. Immaculately and tastefully presented the well planned, well balanced living space just gets better and better.

Back to the entrance porch with its feature exposed stone wall, double glazed window and slate seat, offers good space for wet coats and boots. Stepping through into the hallway you will find a useful double cloaks cupboard and a cloakroom with WC and wash hand basin and a useful laundry cupboard with plumbing for the washing machine and space for the tumble dryer.

The layout on the ground floor flows from room to room with the splendid 21' living room being the heart of the home with its fine stone fireplace and multi-fuel stove, and double doors to the garden and also into the attractive dining kitchen that again enjoys direct access to the garden.

The kitchen is fitted and equipped to a high standard with an extensive range of units with granite worktops and complementary wall tiling and tiled flooring. Kitchen appliances include a Smeg range oven with six ring gas hob and cooker hood and extractor, integrated dishwasher and American style fridge freezer.



Splendid Living Room



Excellent breakfast kitchen



Dining Room



Study/Gym



Private courtyard



private enclosed side and rear garden

To completing the picture on this floor is a delightful open plan dining room and a second sitting room currently in use as a home gym that opens into a private enclosed paved courtyard.

Upstairs is a spacious landing with a large Velux roof light. The house bathroom is well tiled and has a four piece suite including a separate shower cubicle and a spa bath.

There are four excellent bedrooms each one unique with vaulted ceilings enjoying aspects to the gardens and courtyard.

The master bedroom with its en-suite shower room is 21' long, with a deep shelved cupboard and built-in double wardrobe. A space saver staircase leads up to an excellent galleried mezzanine level currently used as a home office with window and Velux roof light enjoying countryside views, but equally offering a quite sitting area for when an escape from family life is needed!

Accommodation with approximate dimensions:

Ground Floor - Entrance Porch

Entrance Hall

Cloakroom

Living Room

21' 4" x 21' 2" (6.5m x 6.45m)

Dining Room

13' 11" x 9' 1" (4.24m x 2.77m)

Study/Gym

12' 2" x 8' 2" (3.71m x 2.49m)

Excellent Family Breakfast Kitchen

16' 11" x 15' 9" (5.16m x 4.8m)

First Floor

Spacious Landing

Master Bedroom

21' 2" x 13' 11" (6.45m x 4.24m)

En-suite Shower Room

Mezzanine Galleried Study/Sitting Area

19' 5" x 9' 11" (5.92m x 3.02m)

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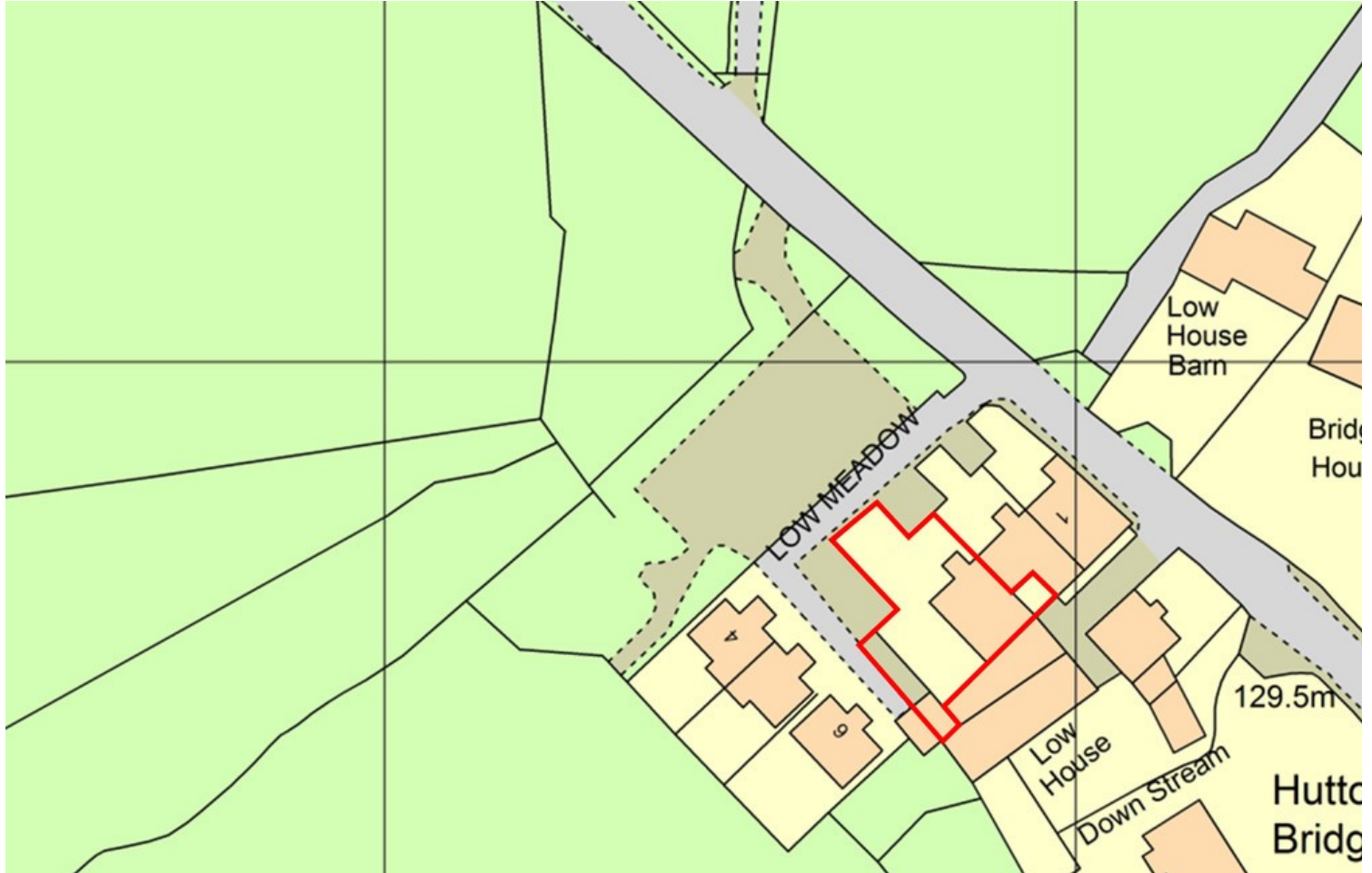
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Master bedroom with mezzanine level



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Private paved terrace and garden



Large landing

**Garage** 17' 1" x 9' 9" (5.21m x 2.97m) with up and over door, side door to garden. Power and Light. Oil tank. Mezzanine storage level.

**Outside:**

**Gardens:** The landscaped gardens are as immaculate as the inside, wrapping round the house with stone walling and mature hedge screening with well stocked flower beds and borders planted with a variety of colourful plants and shrubs and a large paved terrace runs the full length of the rear, offering plenty of space for outdoor entertaining.

**Services:** mains electricity and mains water. Shared private drainage. Oil central heating. Calor gas for hob.  
 Note: £40 per month is paid into a management fund to cover the maintenance and upkeep of the private road, shared garden area along the side of the road and Bio-disc drainage system.

**Council Tax:** South Lakeland District Council - Band F

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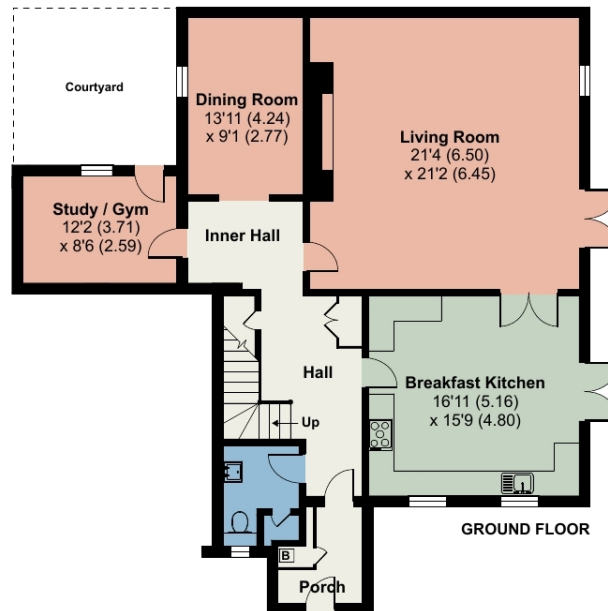
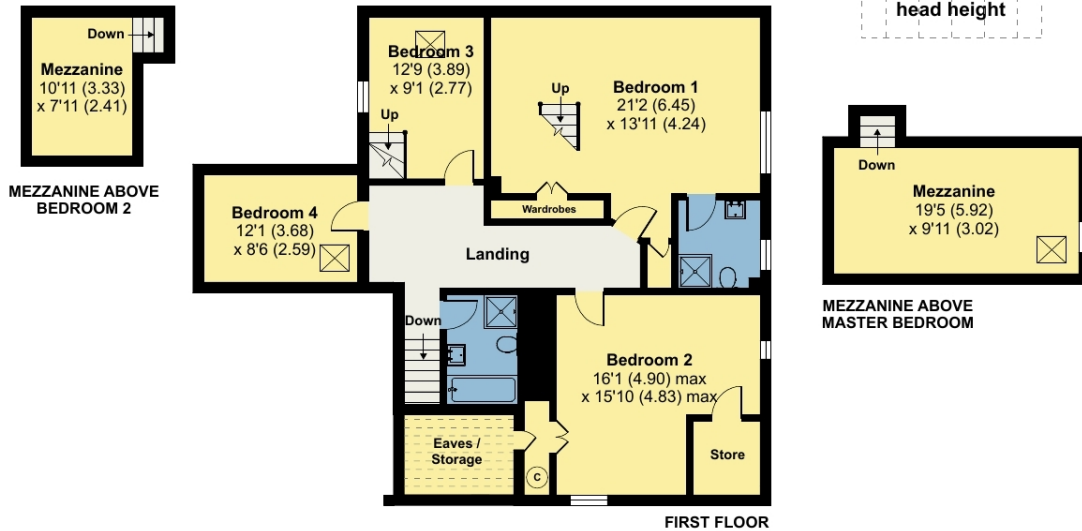
# Low Meadow, Old Hutton, Kendal, LA8

Approximate Area = 2775 sq ft / 257.7sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Total = 2843 sq ft / 264.1 sq m

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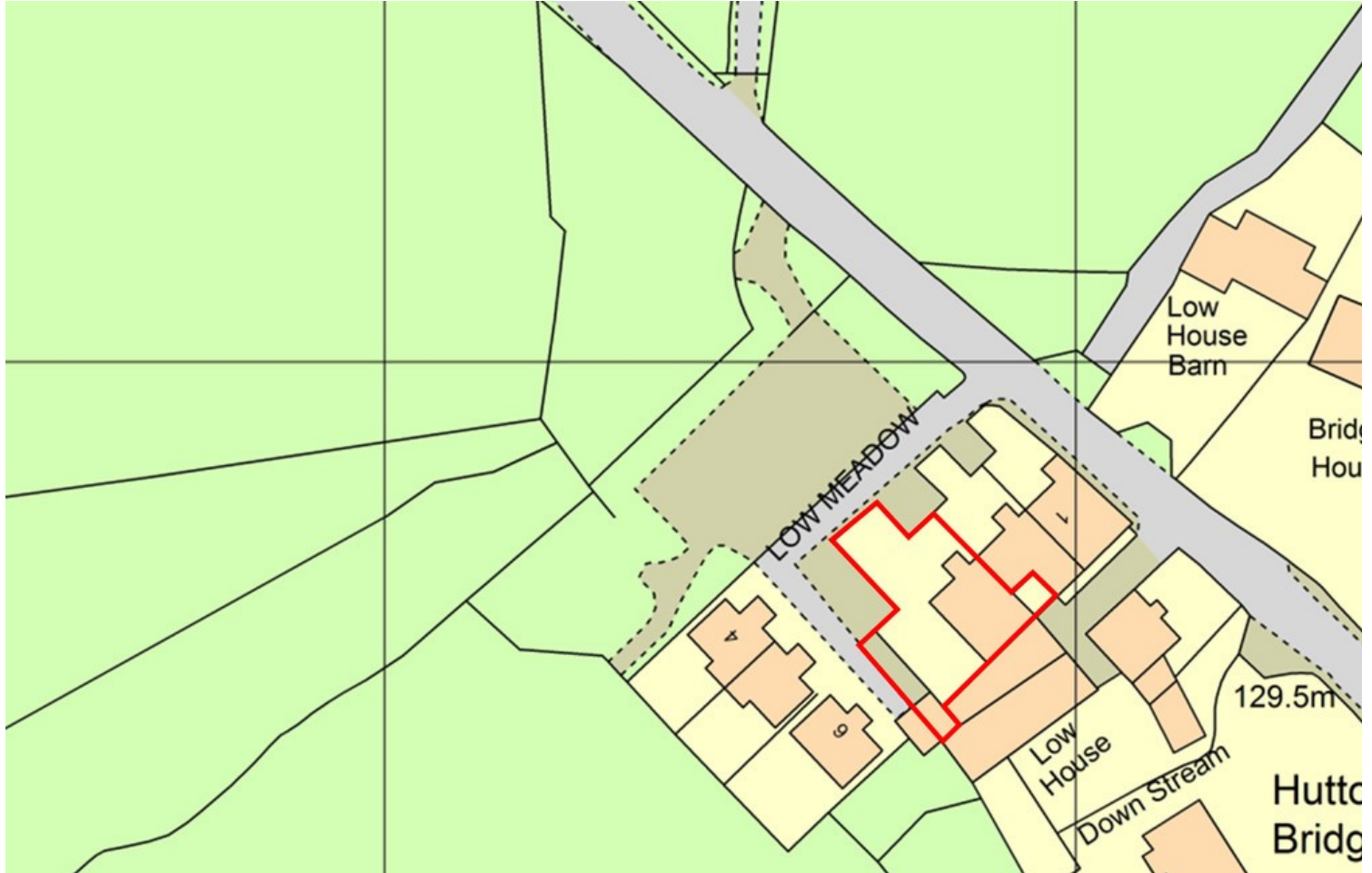
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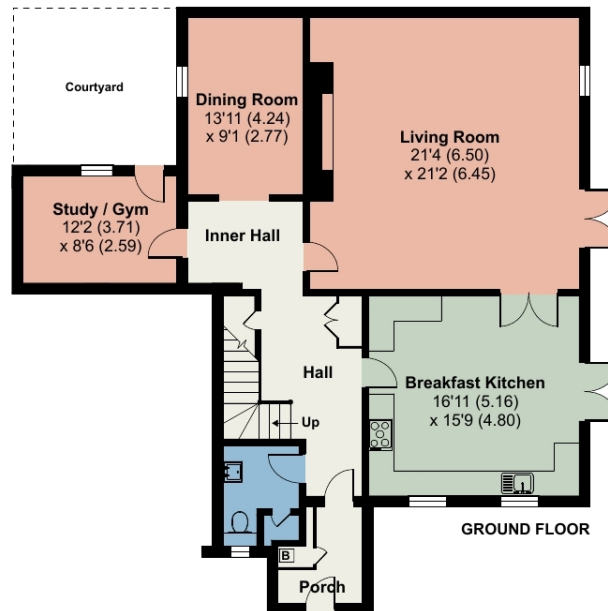
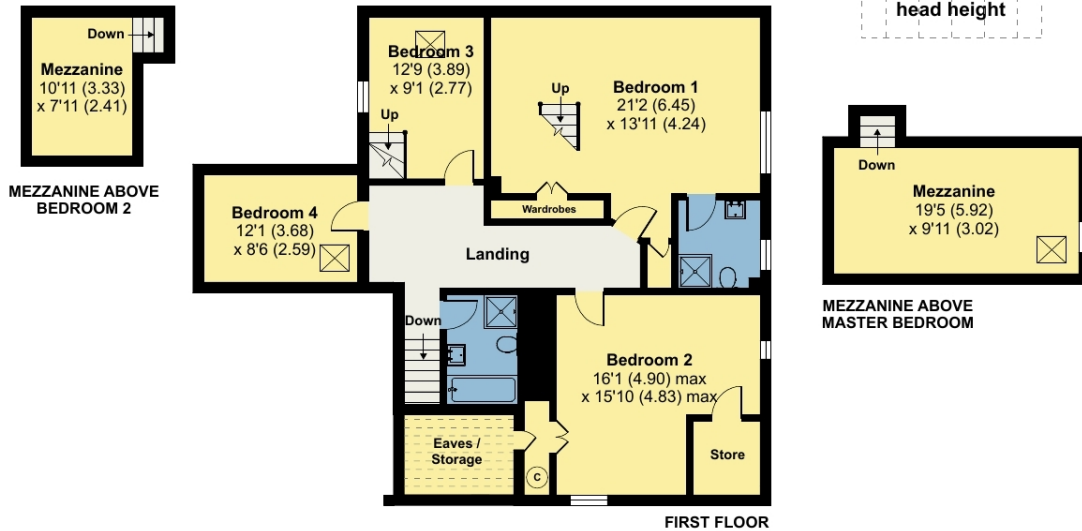
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