

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Old Hutton

£530,000

The Old Post Office, Old Hutton, Kendal, Cumbria, LA8 0NH

The Old Post Office is a welcoming five-bedroom detached property currently split to provide a generous three-bedroom family home with utility room, cloakroom and boot room as well as integral garage and bike store and a spacious and successful 2 bedroom holiday cottage.

Beautifully presented with a well-maintained garden and parking for two vehicles. The Old Post Office is located conveniently between the amenities of the market town of Kendal and Kirkby Lonsdale. Benefits from B4RN super fast broadband. The mainline railway station, M6 motorway and Lake District National Park & Yorkshire Dales National Park are both within easy reach.

### Quick Overview

Three Bedroom Detached House with Adjoining  
Two Bed Holiday Cottage  
Benefits from Garage/Bike Store & Off-Road  
Parking  
Beautiful Tended Gardens & Village Location  
B4RN Super Fast Broadband  
Successful Air B&B



5



2



2



E



1000 Mbps



Gated Parking &  
Garage

Property Reference: K6463





Breakfast Kitchen



Breakfast Kitchen



Inner Hall



Inner Hall

**Location** Leaving Kendal Town on the A65 Burton Road, bear left into Oxenholme Road at the traffic lights. Follow the B6254 road travelling past the Station Inn on the left, proceed along into the village of Old Hutton continue through the village and The Old Post Office can be found on your left handside just before the postbox.

Old Hutton is split into three small hamlets with The Old Post Office 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 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.

**Accommodation with approximate dimensions:**

**Ground Floor:**

**Breakfast Kitchen** 20' 4" x 9' 2" (6.2m x 2.79m) A warm and welcoming entrance into the family dining kitchen. A dual aspect room, fitted with an attractive range of shaker style wall and base units with complementary work tops with inset stainless steel sink and drainer. A range of kitchen appliances include; a Hotpoint built-in oven, four ring Bosch induction hob with a cooker hood and extractor over and glass splash back. Space for a fridge freezer, vertical radiator, attractive tiled flooring and exposed beam.

**Utility Room** 7' 0" x 6' 8" (2.13m x 2.03m) With UPVC double glazed window overlooking the front aspect. Fitted grey gloss style base units and complementary work surfaces. Plumbing for washing machine and space for tumble dryer, radiator, vinyl flooring and fitted shelving.

**Boot Room** Entered via oak door the boot room which is the perfect area for the removal of muddy boots and coats. Oak door to:

**Cloakroom** Large cloakroom with two UPVC double glazed windows. Counter top wash hand basin and WC. Attractive flooring and radiator.

**Inner Hallway** 13' 0" x 9' 2" (3.96m x 2.79m) With open staircase to the first-floor and useful under stairs cupboard. Picture rail, radiator and telephone point. Access to adjoining holiday cottage and cellar rooms. Leading to:

**Living Room** 15' 2" x 13' 2" (4.62m x 4.01m) A delightful room with large wrap around UPVC double glazed windows overlooking the garden. Splendid open fireplace with timber mantle, slate hearth and wood burning stove. Alcove with shelving, radiator, telephone point and TV aerial.

**First Floor:**

**Landing** two access's to boarded loft space. Shelled linen cupboard.

**Bedroom One** 15' 11" x 9' 10" (4.85m x 3m) A spacious and bright double room with UPVC double glazed window overlooking the gardens. Built in wardrobe with hanging rail and shelving space. Spotlights and radiator.

**Bedroom Two** 15' 10" x 8' 3" (4.83m x 2.51m) With a UPVC double glazed window to the rear aspect. Built-in wardrobes, wash hand basin with wall mounted mirror. Spotlights and radiator.





Living Room



Living Room





Bedroom One (Front)



Bedroom Two (Rear)



Bedroom Three



Family Bathroom

**Bedroom Three** 13' 11" x 10' 2" (4.24m x 3.1m) With UPVC double glazing overlooking the gardens. Alcove shelving and radiator.

**Family Bathroom** A modern three piece suite bathroom comprises; panel bath with thermostatic shower over, glass screen and separate hand held attachment, vanity unit with wash hand basin with splash back and WC. Toiletry cupboard, extractor fan and vertical radiator. UPVC double glazed window with deep sill. Attractive monochrome tiled flooring and part tiled walls. Underfloor heating.

**Adjoining Holiday Cottage:**

**Ground Floor:**

**Entrance Porch** With UPVC window to front aspect and area to hang coats. Open to;

**Dining Kitchen** 17' 10" x 19' 1" (5.44m x 5.82m) Fitted with an attractive range of shaker style wall, drawer and base units, complementary working surfaces and single drainer stainless steel sink. Kitchen appliances include; a four ring gas hob with a cooker hood and extractor and built-in oven. UPVC double glazed window. Door to;

**Living Room** 16' 5" x 15' 2" (5m x 4.62m) Two UPVC double glazed windows with deep sill. Attractive stone fireplace with timber mantle and slate hearth. Radiator and TV aerial.

**First Floor:**

**Landing** UPVC double glazed window. There is also a door to the landing for the main house.

**Bedroom Four** 16' 5" x 9' 9" (5m x 2.97m) A double bedroom with UPVC double glazed window with deep sill. A useful walk-in wardrobe with shelving and hanging space. TV aerial and radiator.

**Jack & Jill Ensuite Shower** With tiled flooring and complementary part-tiled walls, chrome towel rail. A three-piece suite comprises; a large walk-in shower with a Mira shower, pedestal wash hand basin and W.C. A double glazed window, extractor fan and spotlights.

**Bedroom Two** 12' 2" x 8' 7" (3.71m x 2.62m) Another double bedroom with UPVC double glazed window to the rear aspect and radiator.

**Cellar Rooms** The excellent cellar rooms offer great space for everyday storage and hobbies. Oil central heating boiler located in store room. Double glazed windows and a part glazed door opening to a short flight of steps that lead up to the front garden. The cellar can be accessed from the inner hall from the main house and via the holiday cottage.





Bedroom Four (Holiday Cottage)



Bedroom Five (Holiday Cottage)



Dining Kitchen (Holiday Cottage)



Living Room (Holiday Cottage)



Jack & Jill Ensuite

**Outside:**

**Attached Integral Garage** 19' 11" x 13' 1" (6.07m x 3.99m) With roller door, power and light. A range of fitted cupboards and UPVC double glazed window to the rear. Two cold water taps. Door to:

**Bike Store** Useful bike store with double timber doors, power and light.

**Gardens** The Old Post Office benefits from a well maintained wrap around garden with mature hedge and a double gate providing access to parking at the front of the property. Well tended with paved patio, lawn and well stocked flower beds and borders planted with a wide variety of colourful plants, shrubs and mature trees. A well stocked fish pond, external access to the cellar, oil tank and outside lighting and water tap.

**Services** Oil central heating, mains water and mains electricity and shared drainage to septic tank. B4RN super fast broadband.

**Tenure** Freehold.

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

**Viewings** Strictly by appointment with Hackney & Leigh Kendal Office.

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



# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Old Post Office, Old Hutton, Kendal, LA8

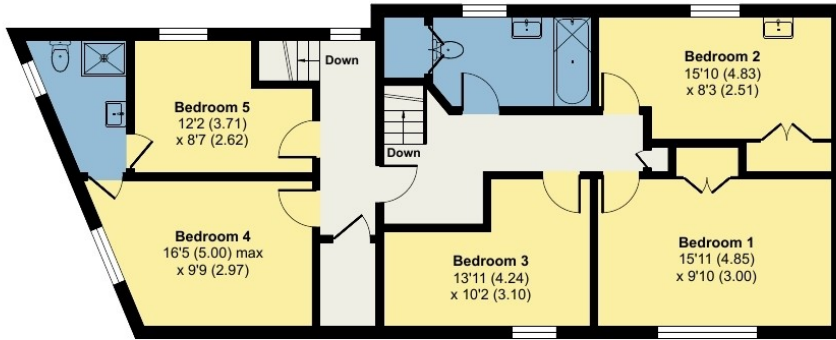


Approximate Area = 3453 sq ft / 321 sq m (includes garage)

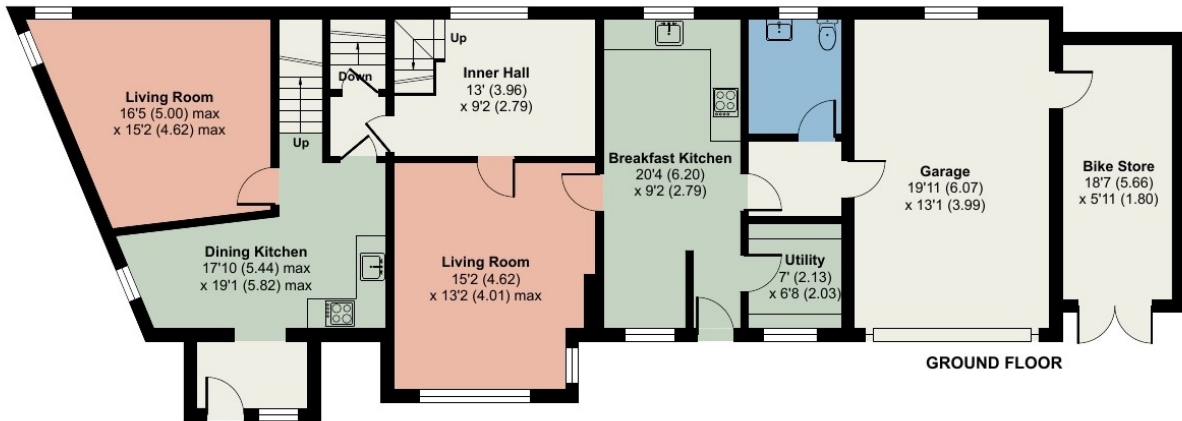
Outbuilding = 110 sq ft / 10 sq m

Total = 3563 sq ft / 331 sq m

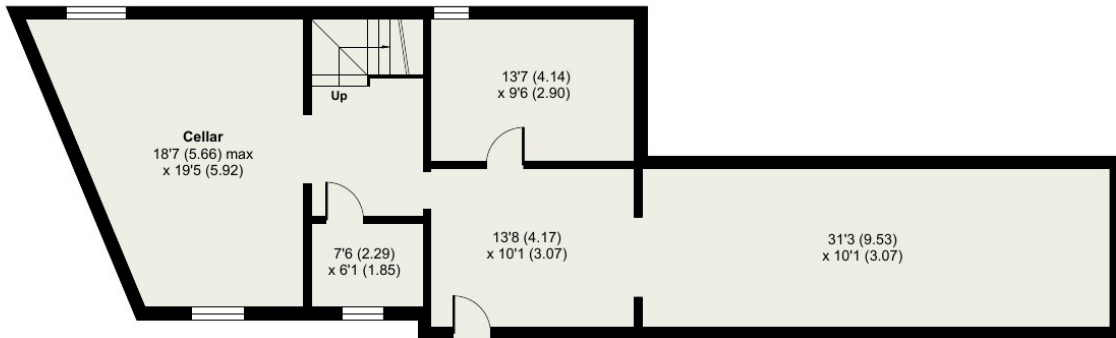
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



CELLAR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 832797

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