



# Old Hutton

£550,000

Bela House, Old Hutton, Kendal, Cumbria, LA8 0NH

Bela House built with stone from the original parish church of Old Hutton enjoys a peaceful location tucked away from the hustle and bustle of everyday living. Owned by the vendors family for many years, with three generations having enjoyed living and holidaying in this quiet corner of South Lakeland. Altered and extended over the years the property now boasts a spacious and flexible layout along with a 23' music room, splendid 23' first floor living room that opens to the gardens and onto a 23' roof terrace.

A home that offers generous well balanced four bedroom living space perfect for the growing family. The property is set back off the road in the hamlet known as Bridge End yet only a short drive from the local primary school and not much further to the mainline railway station at Oxenholme. A true country home of quality with the added benefit of a large attached garage and delightful well tended gardens. An early appointment to view is highly recommended.

## Quick Overview

- Attractive semi-detached stone and slate village property
- Quiet hamlet location
- Four/five reception rooms & kitchen & downstairs shower room
- Four bedrooms & house bathroom
- Delightful well tended gardens
- Splendid roof terrace
- Large garage
- Early viewing recommended
- B4RN Broadband available
- Broadband speed upto 1000 MBPS



4



2



5



E



1000 MBPS



Large Garage & Off-Road Parking

Property Reference: K6724





Entrance Hall



Dining Room



Snug



Music Room

**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 Bela House being in the southern most hamlet at Bridge End where you will find a friendly and thriving community of all ages.

The village boasts a well respected Ofsted outstanding primary school, and also falls within the catchment area for the respected Queen Elizabeth School in Kirkby Lonsdale, 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.

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 second right turning along a private drive and Bela House is the second property on the left hand side.

#### Property Overview:

Situated on a large discrete plot, Bela House offers generous flexible living space over two floors together with a large attached garage, parking, roof terrace and patio seating areas and the most delightful well-tended gardens.

Built by a local family firm of builders before the first world war with stone from the village church, this substantial village property has over the years been altered and extended to now provide a home for 21st century living with space to live, work and play.

Along with the recent upgrading to B4RN Hyperfast Broadband, for those working from home the mainline railway station at Oxenholme is a short drive away.

The property is perfectly located for those seeking a peaceful quiet setting with simply stunning views as far as the eye can see, yet within easy reach of both the market towns of Kendal and Kirkby Lonsdale where all the amenities one requires can be found.

Upon entering the ground floor, you soon come to realise how spacious this property actually is. From the entrance porch into the large entrance hall which has tiled under floor heating you will access to a modern wet room, the splendid music room, garage and a glazed covered porch that opens into the main house.

The wet room comprises a three piece suite; with shower, vanity unit with wash hand basin and WC. Heated towel rail, double glazed window and tiled walls.

Through into the music room located to the rear, a perfect room for hobbies and play, with three double glazed windows, two at high level and a glazed door leading out a sheltered paved courtyard and steps up to the garden.

Back into the hall is where you access the covered porch with its glazed windows and roof, exposed stonework and tiled floor, and doors leading into the breakfast kitchen and the dining room.

The breakfast kitchen is warmed by the oil fired two oven Aga and fitted with a range of wall and base units with complementary working surfaces with inset bowl and half stainless-steel sink. Attractive tiled floor and co-ordinating tiled walls, plumbing for washing machine and two glazed windows with dual aspect to the front and rear garden. Two useful storage cupboards one of which houses the fuse board and hidden behind a door is a secret well.

Through into the delightful dining room with its Minster stone fire place with wood burning stove, attractive tiled flooring and high level window, and original oak staircase to the first floor. Just off the dining room is a large walk in pantry with glazed window, stone keeping slab, shelving and space for a fridge freezer.

Staying on the ground floor you will also find a sitting room with two secondary glazed windows and part glazed door to outside. Lakeland slate fireplace with electric coal effect fire and shelved fireside alcove. Opening off the sitting room is a cosy snug with an original marble and cast-iron open fireplace with tiled inset, useful storage cupboards and glazed window with aspect to the front.

Up the stairs to the first floor, you will find a long landing that runs the full length of the house a large living room, an open study area, four good sized bedrooms and the house bathroom.





Sitting Room



Breakfast Kitchen





Bedroom Four



Bedroom Three



Bedroom Two



Bathroom

The spacious study area with window, offers great space to work from or even just to sit and enjoy reading a book looking across the distance fields beyond. Glazed panelled double doors then open into;

The delightful light and airy 23' living room with its splendid Lakeland slate fireplace with matching hearth and wood burning stove. Three windows look out to the gardens and a glazed door to the side leads out to a splendid 23' by 10' roof terrace perfect for enjoying the afternoon and evening sunshine. Completing the room are the glazed double doors onto a decked bridge that leads across to the garden beyond. This room really is one to be enjoyed by all!

Back to the bedrooms – bedroom 4 is accessed just off the study area with underfloor heating and a pleasant aspect to the front.

Bedrooms 1, 2 & 3 are found at the far end of the landing as you come up the stairs.

Bedroom 1 has three windows enjoying pleasant open aspects and benefits from built-in wardrobes and an airing cupboard which houses the hot water cylinder. Bedroom 2 with its two windows to the front has a feature cast iron open fireplace with tiled inset and bedroom 3 a cosy room overlooks the gardens to the rear.

The house bathroom can be found to the centre of the landing. Comprising; of large bath with Mira shower over, vanity unit with wash hand basin and WC. Tiled walls, heated towel rail and glazed window.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Porch

Entrance Hall

Music Room

23' 5" x 13' 5" (7.14m x 4.09m)

Wet Room

Covered Porch

Breakfast Kitchen

17' 5" x 13' 10" (5.31m x 4.22m)

Dining Room

13' 11" x 13' 7" (4.24m x 4.14m)

Pantry

12' 8" x 10' 6" (3.86m x 3.2m)

Sitting Room

13' 11" x 11' 3" (4.24m x 3.43m)

Snug

11' 10" x 9' 10" (3.61m x 3m)

First Floor

Landing

Study Area

Living Room

23' 4" x 13' 7" (7.11m x 4.14m)

Roof Terrace

23' 1" x 10' 7" (7.04m x 3.23m)

Bedroom One

22' 7" x 10' 5" (6.88m x 3.18m)

Bedroom Two

14' 2" x 11' 2" (4.32m x 3.4m)

Bedroom Three

13' 11" x 10' 6" (4.24m x 3.2m)

Bedroom Four

11' 4" x 9' 8" (3.45m x 2.95m)

House Bathroom





Bedroom One



Living Room





Rear Garden



Rear Garden



Rear Garden

**Attached Garage** 22' 9" x 9' 11" (6.93m x 3.02m) an excellent garage with electric up and over door, power and light and Oil-fired boiler.

To the front of the garage is a gravelled drive providing ample parking and turning.

**Outside:** The property stands on a large plot with elevated gardens to the side and rear that wrap around the house and offer the keen gardener the benefit of the current owners green fingers. The gardens have been landscaped with sheltered sitting areas and well stocked beds and borders providing colour and interest for each season. Easy rising steps and pathways lead up through planted rockery's to a large lawned garden over two levels that border open fields offering space for the children to play and where you will find your own productive damson tree, greenhouse and garden shed.

**Tenure:** Freehold

**Services:** Oil central heating, mains electricity and mains water. A new shared water treatment plant has recently been installed.

**Council Tax:** Westmorland and Furness Council - Band F

**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.

**What3Words:** ///constants.wells.easily



# Meet the Team

## Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711  
Mobile: 07971 916752  
elaine@hackney-leigh.co.uk



## Keira Evans

Property Valuer

Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



## Ellie Graham

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Gail Reaney

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Maurice Williams

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

# Bela House, Old Hutton, Kendal, LA8

Approximate Area = 2825 sq ft / 262.4 sq m

Garage = 226 sq ft / 20.9 sq m

Total = 3051 sq ft / 283.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Hackney & Leigh. REF: 1029222

*'A thought from the owners...The most magical house and garden in which to spend one's childhood - perfect for the best games of hide and seek, Easter Egg hunts and endless adventures creating lasting happy memories*

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/09/2023.

Request a Viewing Online or Call 01539 729711