



 Bridge House



## Bridge House

Old Hutton, Kendal, Cumbria, LA8 0NH

This welcoming Grade II listed village property dating back to the mid 18th Century and possibly earlier, now offers a splendid home for a growing family with plenty of space to live, work and play in.

The five bed roomed, three bath/shower room accommodation is well balanced by the excellent living space and there is great scope to convert the spacious attic rooms to further accommodation if required.

Many of the original features of the house have been retained over the years and are complemented by 21st century comforts.

Outside are well tended gardens with formal and informal areas, an excellent driveway providing plenty of parking, a large detached garage and for those with equestrian needs situated to the rear are stables and an acre paddock which has its own vehicular access.

### Quick Overview

Stunning detached Georgian house

5 Bedrooms

3 Reception Rooms

Period features throughout

Scope for self contained annexe

Backing onto open countryside

Acre paddock and stables

Detached garage and parking

Generous mature garden

A rare find - viewings strongly advised!



## Location

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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 Bridge House can be found on your left hand side set back from the road.

The village of Old Hutton has a friendly and thriving community with a well respected primary school nearby as well as a pre-school group at the village hall. The location lies in the catchment area for three local secondary schools QES at Kirkby Lonsdale, Queen Katherine School and Kirkbie Kendal. The market towns of Kendal and Kirkby Lonsdale are an easy drive away as is the mainline railway at Oxenholme, from where you can be in London in under 3 hours.

# Welcome

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Welcome to this handsome Georgian detached home, boasting three floors filled with exquisite period features. Step into a world of elegance and charm, where large rooms offer ample space for comfortable living. The property is surrounded by superb mature gardens, including an acre paddock and stable, formal and informal green spaces, all offering picturesque outlooks to the surrounding open countryside.

The impressive original front door with brass knocker opens into the most welcoming entrance with feature archway and splendid staircase to the first floor. Useful fitted cloaks cupboard, radiator and telephone point. Door to cellar room.





## Spacious Living

### Specifications

**Living Room**  
15' 10" x 15' 7" (4.83m x 4.75m)

**Dining Room**  
15' 4" x 14' 11" (4.67m x 4.55m)

**Family Room**  
14' 0" x 14' 9" (4.27m x 4.5m)

The Living Room enjoys an open aspect over the front garden with two double glazed sash windows with original panelled shutters. An attractive fireplace with slate hearth and multi-fuel burning stove sits within the chimney recesses with built in fireside cupboards with shelving finished with splendid architraves and feature arches.

The Dining Room has a focal point splendid Penrith stone fireplace with slate hearth and multi fuel cast iron stove. Offering an aspect over the front garden from two double glazed sash windows with original panelled shutters.

The family room with attractive wood flooring and double glazed sash window boasts original stone fireplace with flagged hearth and multi-fuel stove.



# Wine & Dine



## Specifications

### Breakfast Kitchen

16' 9" x 13' (5.11m x 3.96m)

### Utility Room

17' 2" x 13' 11" (5.23m x 4.24m)

### Cellar Room

16' 9" x 11' 11" (5.11m x 3.63m)

A recent addition creates a utility/kitchen with a vaulted ceiling and exposed truss and purlins. Fitted with an extensive range of wall, base and drawer units including useful larder cupboards and complementary working surfaces, inset bowl and half stainless steel sink. Integrated fridge and freezer, plumbing for washing machine and space for tumble dryer. Attractive wood flooring throughout and Velux rooflights. Electric under-floor heating (programmable) which extends through to the fully tiled adjacent shower room with three piece suite offers large walk-in glazed cubicle with rainfall shower head and separate hand held attachment, WC and wall hung wash hand basin. Stable door to rear courtyard.

The kitchen is warmed by the oil fired Aga and enjoying a pleasant outlook over the side garden with two double glazed sash windows and a double glazed panelled door to the courtyard. Fitted with an attractive range of kitchen wall and base units including drawer fitments and wine rack, with matching dresser style unit with glazed display cabinets. Complementary granite work tops with drainer and inset bowl and half sink. Integrated appliances include a Microwave/fan oven/grill and Neff two ring induction hob, dishwasher and fridge freezer.

A short flight of stone steps lead down to the cellar with useful understairs storage area with pressurised hot water cylinder and boiler with solar inverter and battery.





## First & Second Floor

### Specifications

#### Bedroom One

15' 11" x 10' 2" (4.85m x 3.1m)

#### Bedroom Two

16' x 15' 7" (4.88m x 4.75m)

#### Bedroom Three

13' 4" x 11' 10" (4.06m x 3.61m)

#### Bedroom Four

15' x 11' 7" (4.57m x 3.53m)

#### Bedroom Five

12' x 7' 4" (3.66m x 2.24m)

#### Attic Room One

32' 6" x 21' 8" (9.91m x 6.6m)

#### Attic Room Two

20' 5" x 11' 4" (6.22m x 3.45m)

#### Attic Room Three

20' 10" x 11' 10" (6.35m x 3.61m)

The staircase to first floor leads to a spacious landing which gets full enjoyment of the Westmorland window incorporating window seat.

Bedroom One has two double glazed sash windows with shutters, radiator and deep built in wardrobe cupboard. It benefits from an ensuite shower room with tiled walls and a shower cubicle with Mira shower, pedestal wash hand basin and WC.

Bedroom Two again with two double glazed sash windows and panelled shutters, feature hob fireplace with open grate. A further three double bedrooms can also be found on this level.

The family bathroom features complementary part tiled walls, heated towel rail and radiator. A three piece suite in white comprises a roll top bath, vanity unit with wash hand basin and WC.

On the second floor there are 3 rooms, the main room having stunning exposed trusses and purlins, and access to storage area 10'3" x 12'9" (3.12m x 3.89m) ideal for enlarging the third room. These are perfect for an annexe/workspace, play area/studio or an extension of the already large living space.







## Outside

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The property benefits from the most delightful well tended gardens with formal and informal areas. To the front having a central gravelled driveway leading up to the house and the garage are twin lawns with well stocked flower borders having a profusion of colourful shrubs and plants together with a wide variety of mature and specimen trees including ancient Yew trees.

To the rear and side of the house is an orchard style garden with greenhouse, two lawned areas and vegetable and soft fruit patch. A private sheltered paved courtyard has been created at the rear offering plenty of space for outdoor entertaining with steps leading up to an upper level with a second patio area and access to the stable and paddock.

**Detached Garage** 20' 4" x 11' 11" (6.2m x 3.63m) with up and over door, power and light. Four windows and rear door to garden. **Stone & Slate Log/Coal Store** with attached bin store . **Timber Stables** with two loose boxes measuring 11'3" x 11'2" (3.48m x 3.43m) and 11'2 x 9'6" (3.43m x 2.89m) on a concrete base with canopy and lean to store.

**Paddock** A one acre paddock currently divided into two separate fields, is located to the rear of the stables with vehicular access to the side of the house.

## Important Information

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**Services:**

mains electricity, mains water. Private Drainage. Oil central heating.

Broadband - Old Hutton also has the added advantage of B4RN Hyperfast Broadband which offer some of the fastest down load and upload speeds available in the UK'

**Tenure:**

Freehold.

**Energy Performance Certificate:**

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

**Council Tax Band :**

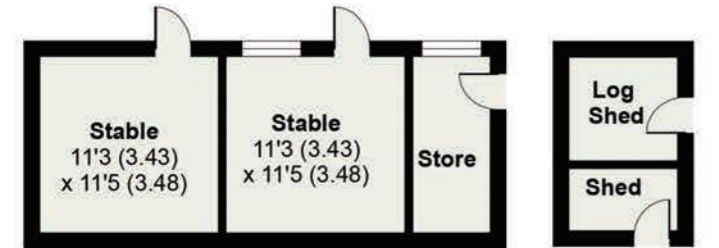
Westmorland and Furness Council - Band G



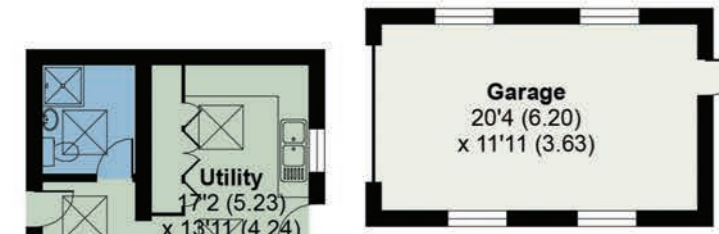
# Bridge House, Old Hutton, Kendal, LA8

Approximate Area = 4534 sq ft / 421.2 sq m  
 Garage = 244 sq ft / 22.6 sq m  
 Outbuilding = 406 sq ft / 37.7 sq m  
 Total = 5184 sq ft / 481.5 sq m  
 For identification only - Not to scale

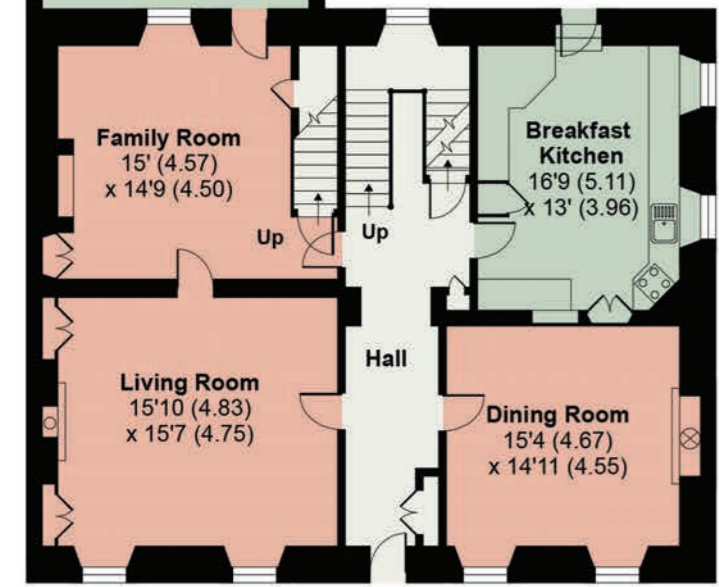
Denotes restricted head height



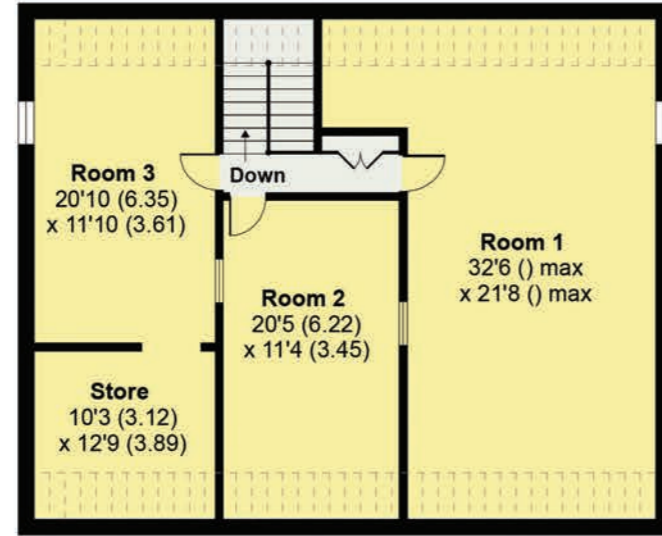
OUTBUILDING 1      OUTBUILDING 2



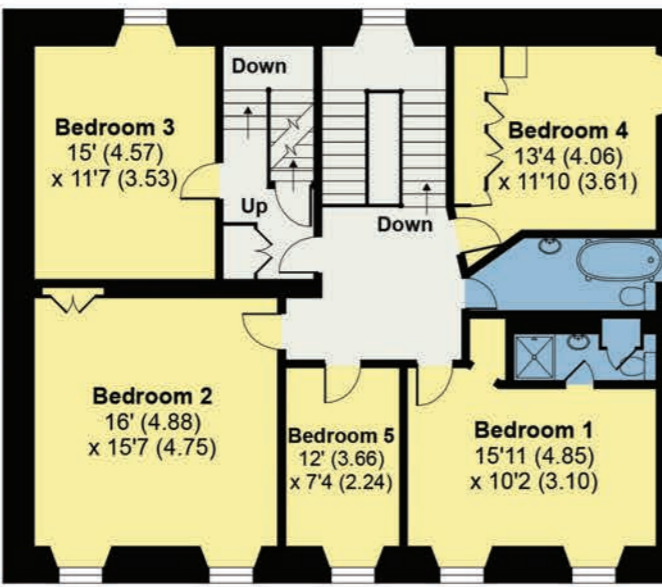
UTILITY AND GARAGE



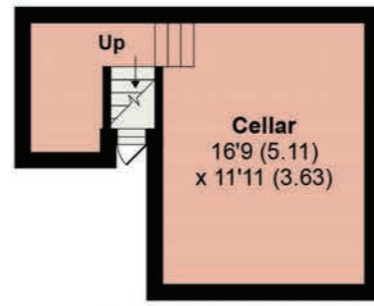
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



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**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

Call us on 01539 729711

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