



New Hutton

£495,000

Hayside Cottage , Hayclose Lane, New Hutton, Kendal, LA8 0AG

Nestled amidst the idyllic countryside just beyond the charming outskirts of Kendal town stands Hayside Cottage, a detached house exuding the timeless allure of a traditional Cumbrian cottage. Surrounded by sweeping panoramas of open countryside and features picturesque views of The Helm. Perfectly located within just over a mile from Kendal town and within reach of Oxenholme train station, residents enjoy seamless commuting links to bustling Manchester and vibrant London Euston.

Stepping through the entrance porch, the ground floor unfolds to reveal a dining room, a sitting room, a well-appointed kitchen and the main bedroom complete with its ensuite shower room. Ascending the concealed staircase, upstairs you will find three airy double bedrooms and a convenient shower room. Outside, a landscaped rockery garden adorned with a tranquil pond sets the scene for peaceful moments, while a gated driveway provide off-road parking and a integral garage and garden room for security.

Quick Overview

- Idyllic countryside detached cottage
- Picturesque views of The Helm & open countryside
- Cosy sitting room & dining room
- Kitchen with Bosch appliances
- Large main bedroom with en-suite shower room
- Three double bedrooms upstairs
- Shower room
- Integral garage & garden room
- Gated off-road parking & peaceful rear rockery garden
- B4RN Broadband



4



2



2



F



B4RN
Broadband



Integral garage &
gated driveway

Property Reference: K6827



Dining Room



Sitting Room



Kitchen

Location: Situated high above the Market Town of Kendal within a former farmstead setting with splendid views across open countryside and the town to the distant fells and the Kent Estuary. The property can be found by taking the Sedbergh Road out of Kendal, and turning first right onto Hayclose Lane, follow the road a few yards and you will find Hayside Cottage sign posted with gated off-road parking.

Property Overview: Hayside Cottage is a charming detached Cumbrian cottage set amidst serene countryside near Kendal town. With picturesque views of The Helm, it offers convenient access to amenities and Oxenholme train station. The ground floor features a dining room, sitting room, kitchen, and a main bedroom with en-suite shower room, while upstairs boasts three double bedrooms and a shower room. Outside, a landscaped garden with a pond, gated driveway, integral garage and a garden room complete this idyllic cottage.

Stepping into the entrance porch a sash style window perfectly captures The Helm as a picture. With quarry tiled flooring another door leads to the dining room.

A delightful room connecting to the kitchen with the focal point being the Jotul coal fire set on a flagged hearth with stone surround. Exposed beams. A delightful outlook over the front garden. A door leads to the sitting room and another to the concealed staircase leading to the first floor.

The sitting room is cosy and features a wood burner and again a pleasant outlook over the front and rear gardens.

The kitchen is equipped with a range of farmhouse style wall, base and drawer units with complementary working surfaces and inset stainless steel sink with half drainer. Kitchen appliances include a built-in Bosch oven and grill, induction hob and extractor. There is space for a upright fridge freezer.

Moving towards the rear of the property you will find the splendid main bedroom, offering ground floor living, perfect for multi-generational living. A large double bedroom with windows and French patio doors leading to the rear rockery garden and providing the room full of natural light. A door leads to the integral garage. Another door leads to a most useful en-suite with a three piece suite comprising of; a double walk-in shower, a vanity sink and W.C. Velux allows for natural ventilation and light.

Retracing your steps back into the dining room, a door opens to a concealed staircase leading to the first floor. There is a useful space at the bottom of stairs to hang everyday coats and store shoes.



Bedroom One



Bedroom One



Bedroom Four



Bedroom Three



Bedroom Two



Shower Room

On the landing there is a window overlooking the rear garden, a storage cupboard and a separate airing cupboard housing the water cylinder and wooden shelving for linen.

Bedrooms one, two and three are all good-sized double rooms with picturesque views towards The Helm and open countryside.

Completing the picture is the shower room with a three piece suite again comprises of; a walk-in shower, a pedestal wash hand basin and W.C.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Dining Room

14' 2" x 13' 3" (4.32m x 4.06m)

Sitting Room

16' 0" x 10' 0" (4.90m x 3.05m)

Kitchen

14' 4" x 8' 7" (4.39m x 2.62m)

Bedroom One

24' 6" x 12' 0" (7.49m x 3.68m)

Ensuite Shower Room

First Floor:

Landing

Bedroom Two

11' 8" x 11' 5" (3.58m x 3.48m)

Bedroom Three

10' 5" x 10' 4" (3.20m x 3.15m)

Shower Room

Outside: At the front of the property there is gated off-road parking offering ample space for vehicles and an integral garage and a garden room provides additional security and functionality. To the rear, a generous rockery garden features a paved patio area ideal for outdoor dining, extending to a tranquil pond and bordered by planted flower beds. With the convenience of an outside tap and electric sockets, there's plenty of room for a garden shed.

Garden Room 19' 5" x 9' 1" (5.94m x 2.79m) Plentiful space to create a room to fit your needs. With tiled flooring and glazed windows.

Integral Garage 13' 10" x 13' 6" (4.22m x 4.14m) With electric up and over door. Base units and useful working surfaces with inset stainless steel sink. Plumbing for washing machine and space for a dryer.



Rear Aspect



Views of The Helm



Rear Garden



Rear Garden



Views

Services: Mains electricity, mains water. Shared drainage to a septic tank. Electric heaters.

Tenure: Freehold

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: ///chains.lakes.moment

Meet the Team

Keira Evans

Branch Manager & Valuer

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



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@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

Hayclose Lane, New Hutton, Kendal, LA8

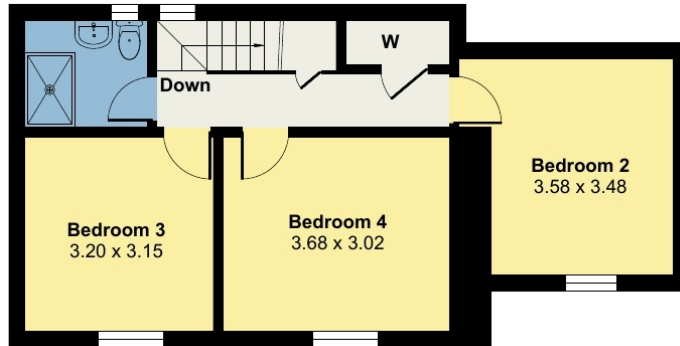
Approximate Area = 1394 sq ft / 129.5 sq m

Garage = 191 sq ft / 17.7 sq m

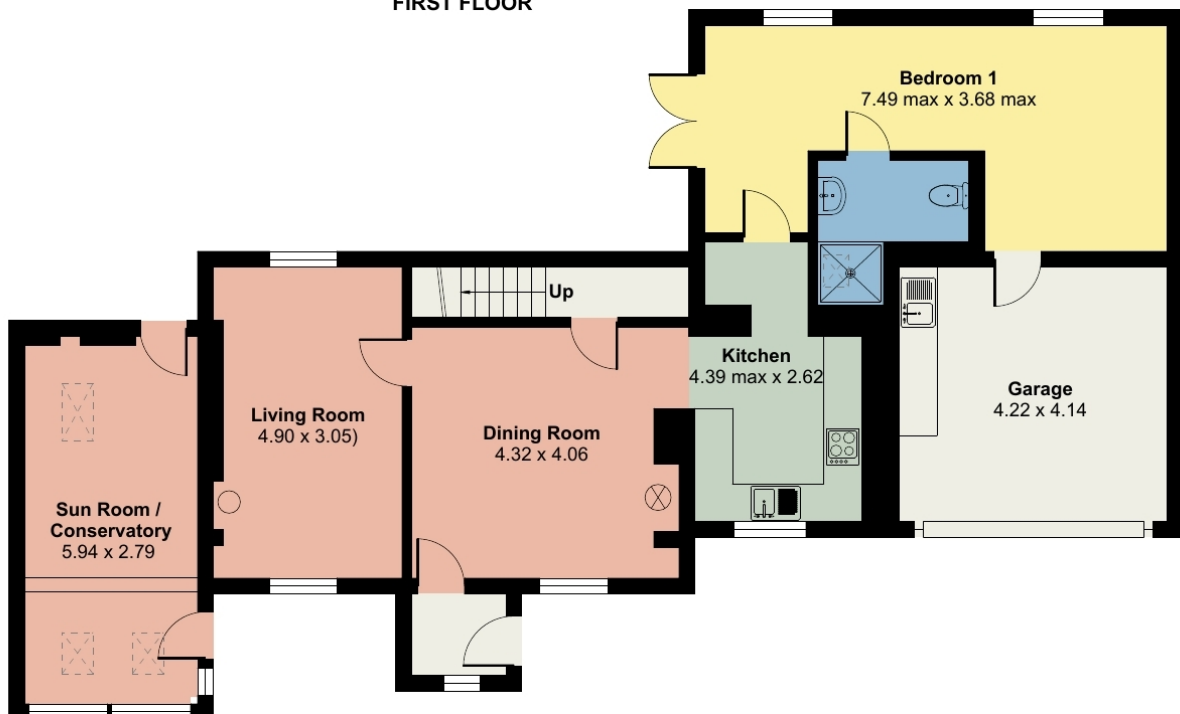
Outbuilding = 182 sq ft / 16.9 sq m

Total = 1767 sq ft / 164.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1119448

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 29/04/2024.

Request a Viewing Online or Call 01539 729711