



Sycamore Cottage, Old Hutton - LA8 0NL

Guide Price £340,000



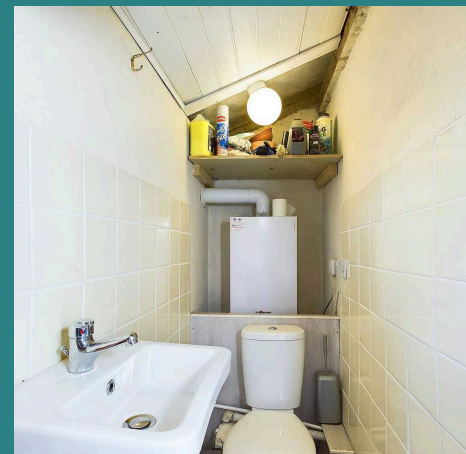
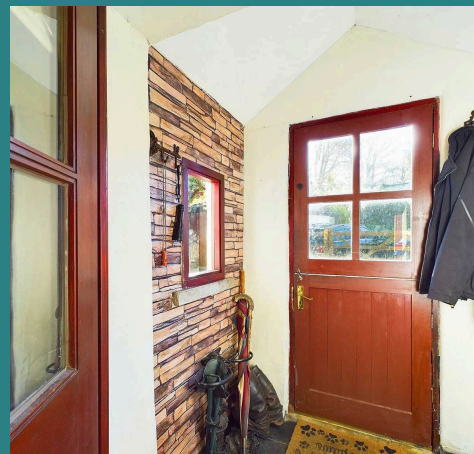


Sycamore Cottage

Old Hutton, Kendal

A three bedroom cottage in a popular village location. The heart of the home lies in the dining kitchen, a hub of activity where meals are prepared and memories are made.

Further adding to the cosy atmosphere is a lounge with a wood burner, perfect for creating a warm and inviting ambience during the colder months. Imagine curling up with a book by the crackling fire. The property also includes off-road parking, ensuring there is always a space reserved for you after a long day. Outside, the property enjoys views over open fields whether you prefer to spend your evenings watching the sunset or waking up to the serene beauty of the countryside, this property provides the perfect backdrop. Three bedrooms, family bathroom and downstairs W.C. complete this quaint home. In conclusion, this 3-bedroom semi-detached house is a rare find, combining the charm of a period country cottage with the convenience of modern living. With its sought-after village location and picturesque views, this property is sure to captivate those in search of a unique and inviting home. Old Hutton is a former Cumbrian village of the year 1998 which has a thriving village hall which hosts many events such as a micro pub, indoor bowling, sporting activities and so on. Contact us today to arrange a viewing and make this idyllic retreat your own.



Proceeding towards Old Hutton from Oxenholme, continue passing the primary school on the left. Continue through the next collection of houses and up the hill. Upon reaching the crossroads proceed straight ahead with Sycamore Cottage on the left.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: D

Entrance

5' 4" x 3' 4" (1.62m x 1.02m)

The entrance porch has stable doors and leads to a breakfast kitchen and W.C which also houses the boiler.

W.C.

6' 2" x 2' 9" (1.87m x 0.84m)

This room has W.C., a wash hand basin and the boiler.

Kitchen

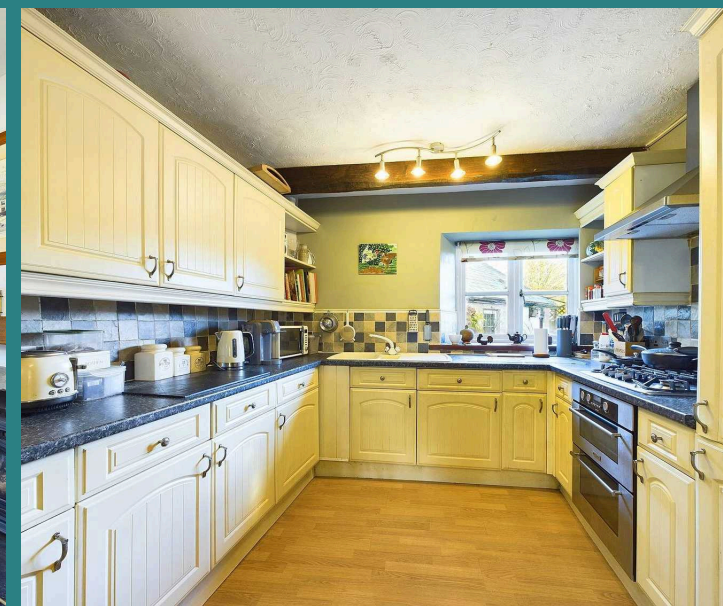
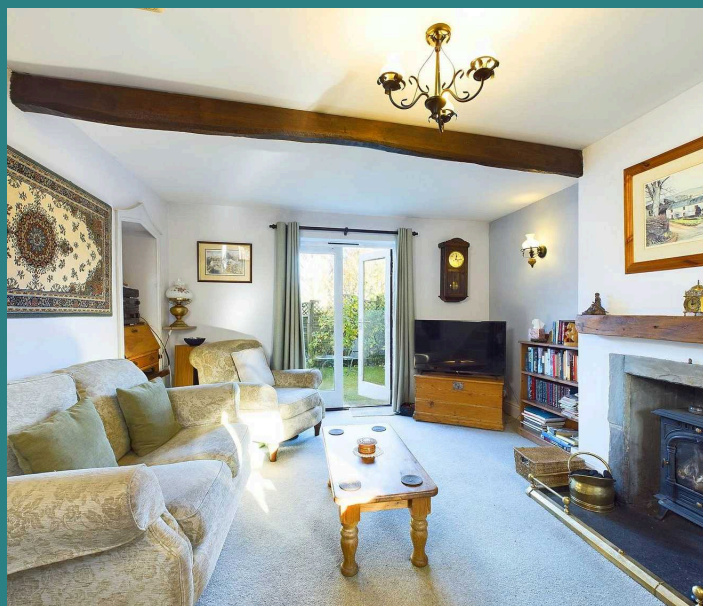
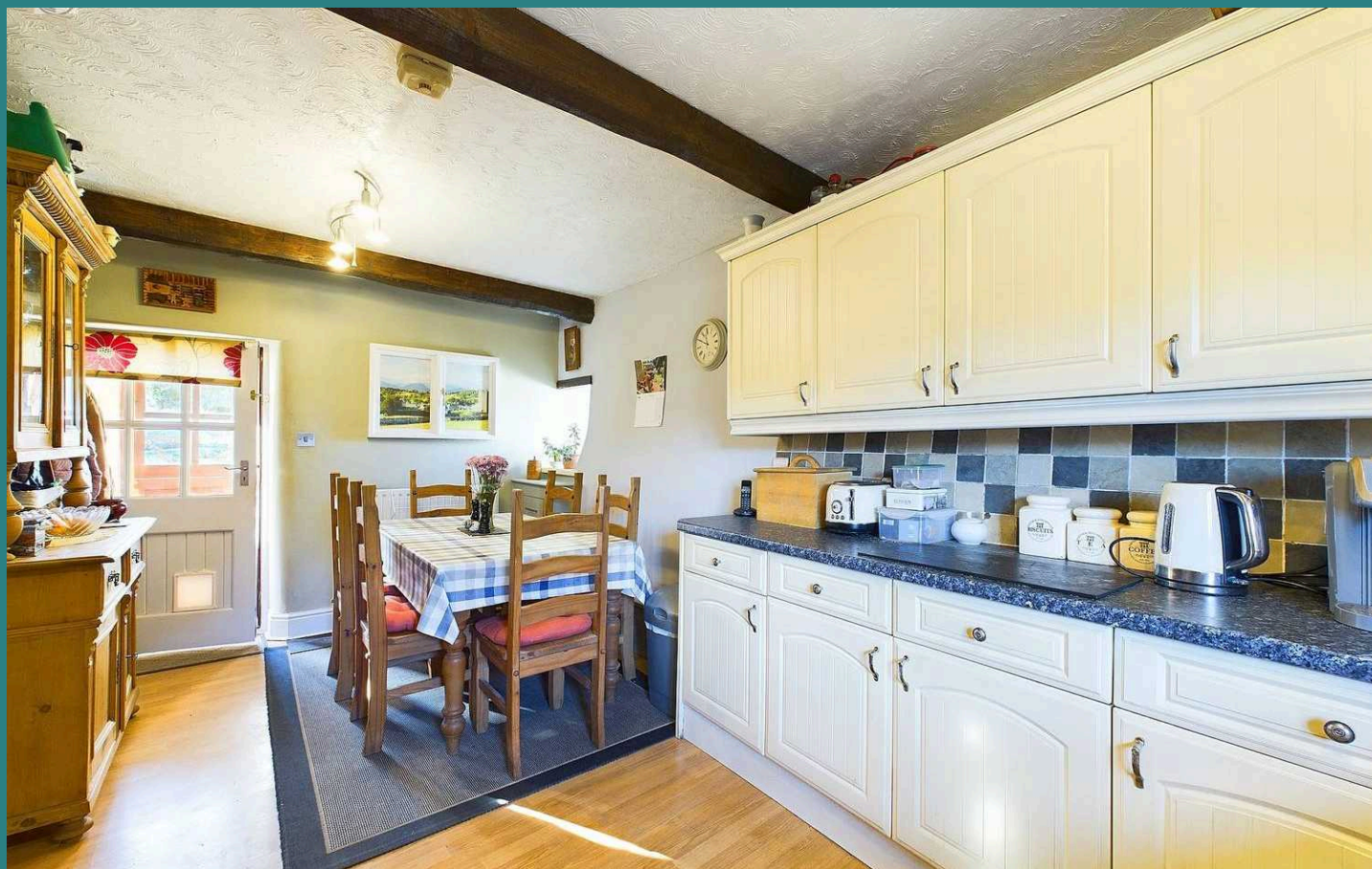
9' 10" x 17' 5" (3.00m x 5.31m)

The kitchen has a range of fitted storage units with a complimentary worktop and space for a dining area. It has feature beams with a window to the rear, a 1 1/2 bowl sink, a Baumatic hob, a Hotpoint oven with an extractor fan over, a built-in washing machine, dishwasher and fridge/freezer. There is a door that leads into the lounge.

Lounge

12' 4" x 18' 2" (3.77m x 5.54m)

The lounge has feature beams and French doors to the rear garden, a wood burner with a wood lintel and a stone surround. There is an under stairs cupboard and a window to the front of property.





First Floor Landing

6' 1" x 3' 3" (1.85m x 0.98m)

The landing has doors to 3 bedrooms and a family bathroom. There is an overhead storage cupboard and a window half way up the stairs to the front aspect of the property. This is where you get loft access.

Bedroom One

12' 2" x 9' 7" (3.72m x 2.92m)

This double room has built-in wardrobes and a window to the rear aspect.

Bedroom Two

10' 0" x 8' 10" (3.04m x 2.68m)

A double room with a window to the front of the property.

Bedroom Three

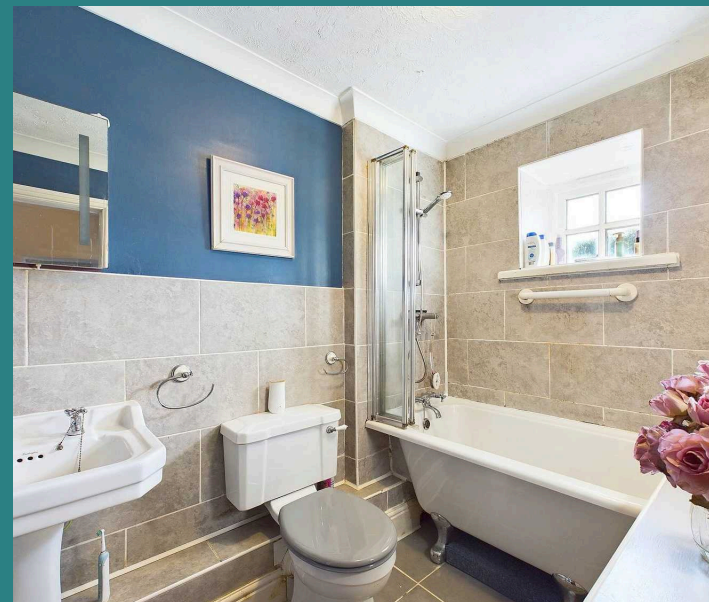
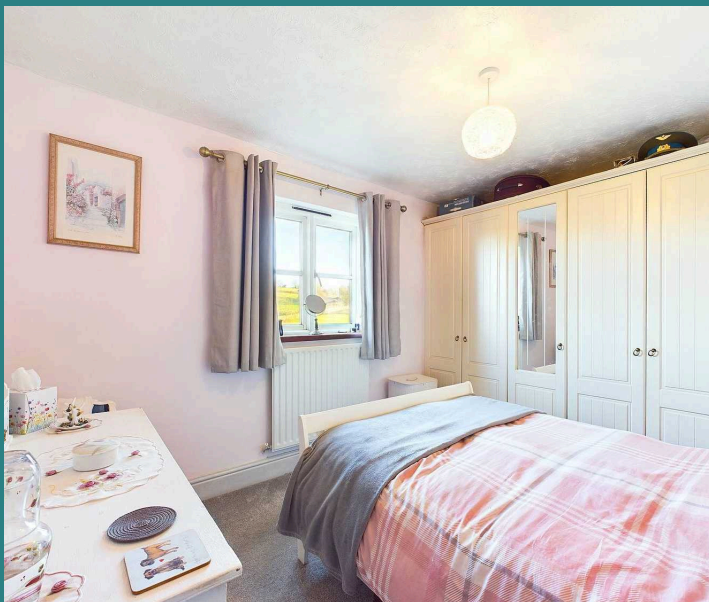
9' 11" x 8' 3" (3.01m x 2.52m)

This single room has a window to the rear.

Bathroom

5' 11" x 8' 4" (1.81m x 2.55m)

The suite comprises a ladder radiator, a sink, a roll top bath, a W.C., an extractor, and shower over a bath with glass screen.



Rear Garden

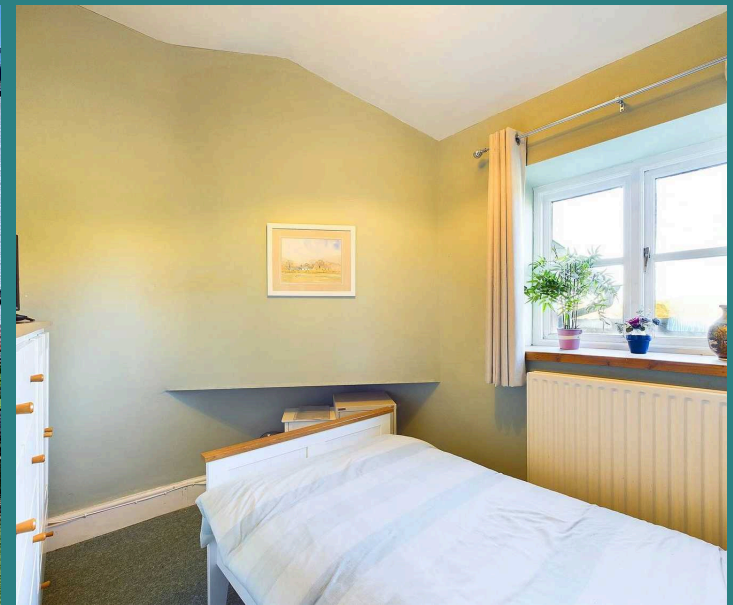
Low maintenance garden with artificial grass.

Front Garden

Seating area and Parking

Off street

2 Parking Spaces





Ground Floor



Floor 1



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