



## Old Hutton

£375,000

Gildersleves, Middleshaw, Old Hutton, Kendal, LA8 0LZ

Welcome to Gildersleves, a charming three-bedroom detached property nestled between the market towns of Kendal and Kirkby Lonsdale. Set in an idyllic location, the home is surrounded by extensive, well tended gardens with open fields and rolling countryside beyond. This enviable setting offers peace and privacy, while remaining conveniently close to major transport links, including the M6 motorway and Oxenholme mainline railway station. Families will appreciate the nearby reputable Old Hutton Primary School and the local pre-school group at the village hall, with the property also lying within the catchment area for both Queen Elizabeth School in Kirkby Lonsdale and Kirkbie Kendal. Gildersleves is now ready for its next owners to personalise and make it their own.

### Quick Overview

Charming detached house  
 Large established rear garden  
 Two reception rooms & dining kitchen  
 Three bedrooms  
 House bathroom  
 Integral garage  
 Off road parking  
 Ideally located between Kendal and Kirkby  
 Lonsdale  
 No upward chain  
 B4RN broadband available\*



3



1



2



E



B4RN



Garage & Off  
 Road  
 Parking

Property Reference: K7118



Entrance Hall



Dining Area



Living Room



Cloakroom in the garage

A welcoming entrance porch leads into the hallway, which features stairs to the first floor and a handy understairs storage cupboard. From here, doors open into the spacious living room and the open-plan dining kitchen.

The living room enjoys dual windows overlooking the picturesque rear garden and features a fireplace with an electric fire, creating a cosy and inviting atmosphere.

The dining kitchen offers an ideal space for family life and entertaining. The dining area flows into the kitchen and boasts patio doors that lead into the conservatory, where further views over the rear garden can be enjoyed. The conservatory itself offers direct access to the garden, blending indoor and outdoor living seamlessly.

The kitchen is fitted with a selection of wall and base units complemented by co-ordinated work surfaces and part-tiled walls. An inset sink and a half with drainer sits beneath a front-facing window. Integrated appliances include an oven and a four-ring electric hob with a stainless steel extractor hood above. There is also space for an under-counter fridge and plumbing for both a washing machine and dishwasher. A side door provides access to the driveway.

Upstairs, the landing provides access to the loft and an airing cupboard housing the hot water cylinder.

The main bedroom is a spacious double room that enjoys views across the rear garden and open countryside beyond. The second bedroom is also a double with similar rear views, while the third bedroom is a single room with a front aspect.

The family bathroom features a three-piece suite comprising; a panelled bath with shower over, wash hand basin, and WC, finished with tiled walls and a window for natural light.

Outside, the property benefits from a driveway that leads up to a garage, offering off road parking and storage. The front garden is designed for easy maintenance with a stone area and flower border. The rear garden is a true delight, a generous and beautifully maintained space featuring a lawn, established borders with mature plants and trees, a pond and a patio area. There is also a greenhouse, an outdoor water tap and a useful garden shed.

Call now to arrange your viewing of this delightful countryside home.

Accommodation (with approximate dimensions):

Entrance Porch

Entrance Hall

Living Room 14' 9" x 11' 5" (4.51m x 3.48m)

Open plan kitchen/dining room 20' 11" x 10' 5" (6.40m x 3.18m)



Living Room



Kitchen



Bedroom Three



Bathroom



Bathroom



Views

Conservatory 11' 1" x 10' 0" (3.40m x 3.05m)

First Floor

Landing

Bedroom One 12' 0" x 11' 5" (3.68m x 3.48m)

Bedroom Two 11' 11" x 10' 5" (3.64m x 3.18m)

Bedroom Three 8' 9" x 8' 6" (2.67m x 2.61m)

Bathroom

Parking: Off Road Parking

Integral Garage Up and over door and another door leading to the rear garage, power and light. Cloakroom with WC and wash hand basin.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band E

Services: Mains electric, mains water. Private septic tank drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

What 3 Words & Directions:

///signature.outraged.boost

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 for 1.5 miles on entering Middleshaw, Gildersleves is the second property on the right hand side.

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

Viewing: Strictly by appointment with Hackney & Leigh.

Request a Viewing Online or Call 01539 729711



Bedroom One



Bedroom Two



Rear Garden



Rear Garden



OS MAP - 01228984

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## Meet the Team

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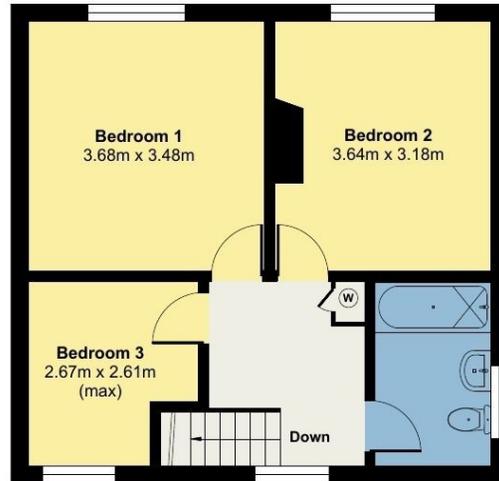
# Gildersleeves, Middleshaw, Old Hutton, Kendal, LA8

Approximate Area = 1114 sq ft / 103.4 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1273 sq ft / 118.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1309546

## A thought from the owners...

"Peaceful rural living, lovely views to wake up to and plenty of amenities within 2 miles "

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