



Hutton Manor Cottage, Old Hutton
£435,000



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This exceptional four bedroom mid terraced home beautifully blends period charm with contemporary living, offering generous and versatile accommodation ideal for family life. From the classic stone frontage and welcoming porch to the character features found throughout, this home immediately impresses with its timeless appeal while providing the comforts of a modern home.

Located in the sought after village of Old Hutton enjoying a peaceful rural setting surrounded by picturesque countryside while remaining conveniently close to everyday amenities. Just a short drive from Kendal town with its wide range of shops, restaurants and leisure facilities, while Oxenholme Railway Station provides excellent mainline connections for commuters. The M6 motorway is also easily accessible making travel further afield straightforward. Old Hutton offers the perfect balance of country living with the reassurance of town conveniences close at hand.

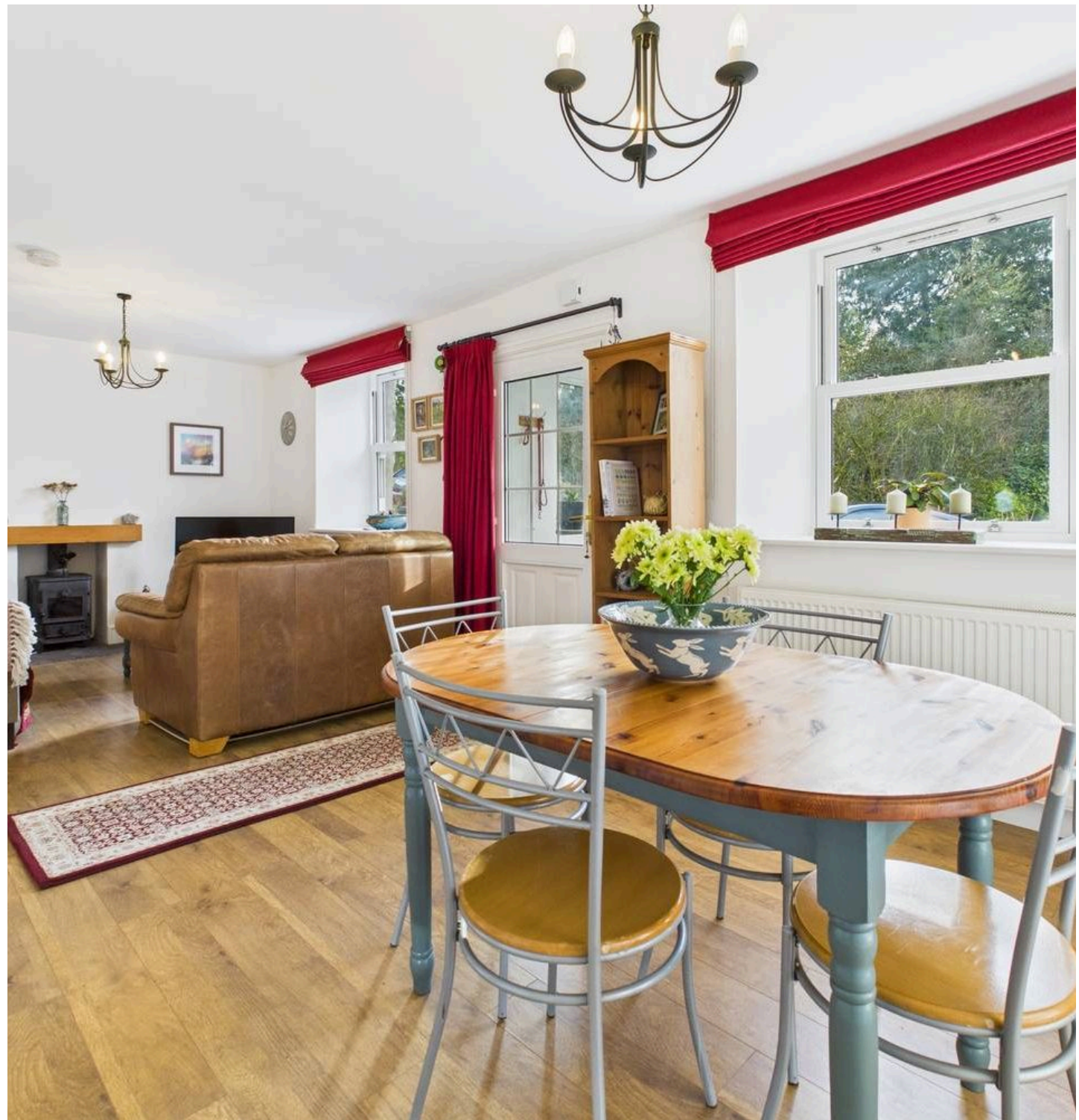
The ground floor offers a wonderful sense of space with open plan reception area enhanced by wood flooring and a wood burning stove that creates a warm and inviting atmosphere with ample space for dining and relaxing. The windows and skylights allow natural light to flood in which is unusual for a property of this age and exposed beams and fireplaces add to the homes character. The stylish modern kitchen forms the heart of the property, complete with sleek units offering ample storage and breakfast bar seating, perfect for both everyday living and entertaining.

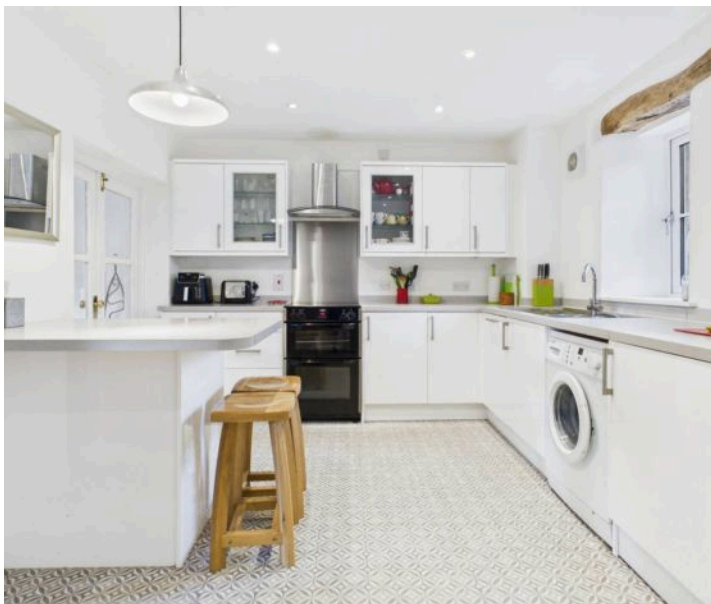
Across the upper floors are four well proportioned double bedrooms all with individual charm. The layout is both flexible and functional, with two of the bedrooms on the first floor together with a generous office/music room and a contemporary four piece bathroom fitted with quality fixtures, including a separate shower and bath for added comfort. The second floor houses a further two bedrooms and a sleek modern shower room and walk in wardrobe. Thoughtful storage and tasteful décor continue throughout, ensuring the home is offered for sale in move in condition.

Outside, the property offers a spacious garden with a generous lawn framed by mature trees and established borders, a garden shed and raised vegetable plots, and patio seating areas provide ideal spots for entertaining guests or simply relaxing in the peaceful setting.

Further benefits include parking for two vehicles, a detached garage offering excellent storage and oil store to the rear. The property is double glazed through and has oil fired central heating, making this a home that effortlessly combines character, comfort and practicality in equal measure.

- Deceptive mid terraced, stone built cottage with high ceilings and amply natural light
- Four spacious double bedrooms with charactful features including beams and fireplaces
- Village location with excellent access to Kendal town and Oxenholme railway station
- Charming porch and sitting/diner room with wood burning stove
- Supberb, social, modern kitchen with breakfast bar and views over the delightful mature garden
- Contemporary four piece bathroom on the first floor and an excellent office/music room
- Shower room on the second floor and a walk in wardrobe
- Ample parking and detached garage wih oil store to the rear
- Double glazing and oil central heating
- Immaculately presented throughout and in walk in condition





PORCH

5' 0" x 3' 4" (1.52m x 1.02m)

SITTING/DINING ROOM

23' 0" x 10' 7" (7.01m x 3.23m)

KITCHEN

16' 2" x 10' 7" (4.93m x 3.23m)

INNER HALL

5' 11" x 3' 1" (1.81m x 0.94m)

REAR PORCH

4' 6" x 3' 5" (1.38m x 1.04m)

FIRST FLOOR LANDING

10' 0" x 3' 4" (3.06m x 1.02m)

OFFICE/MUSIC ROOM

10' 5" x 7' 5" (3.18m x 2.26m)

BEDROOM

11' 5" x 10' 9" (3.49m x 3.27m)

BEDROOM

11' 2" x 10' 6" (3.40m x 3.21m)

SHOWER ROOM

7' 5" x 6' 9" (2.25m x 2.06m)

SECOND FLOOR LANDING

7' 8" x 4' 8" (2.33m x 1.43m)

BEDROOM

13' 1" x 10' 10" (3.99m x 3.30m)

BEDROOM

11' 4" x 10' 10" (3.46m x 3.31m)

BATHROOM

10' 9" x 7' 8" (3.28m x 2.34m)

WALK IN WARDROBE

7' 3" x 4' 10" (2.20m x 1.48m)

COUNCIL TAX BAND currently Band E
EPC RATING D

TENURE: FREEHOLD

DIRECTIONS

From Kendal take the B6254 Oxenholme Road to Old Hutton. Pass through the village of Old Hutton to the next cluster of houses, just after the two white houses on the left is the entrance to the driveway for Hutton Cottage. Proceed down the drive and then turn left, follow the lane to the right and the cottage is located directly in front of you.

WHAT3WORDS:recoup.best.dispensed

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