



Hutton Cottage, Priest Hutton

Asking Price £520,000

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A beautifully presented charming character cottage pleasantly located in the picturesque village of Priest Hutton convenient for Kirkby Lonsdale and Lancaster. Having a sitting room, dining kitchen, three double bedrooms, shower room, en suite, cloakroom, study, utility room garden and parking.







HUTTON COTTAGE

An exceptionally appealing deceptively spacious semi detached cottage situated within the village of Preist Hutton on the fringe of Burton in Kendal where the local amenities include a highly regarded primary school, village store & post office, church and a public house and restaurant. Priest Hutton is conveniently placed for Kirkby Lonsdale and Carnforth and is within easy reach of both the market town of Kendal and the city of Lancaster, junctions 35 and 36 of the M6 and the Lake District and Yorkshire Dales National Parks.

The beautifully presented accommodation, which has been finished to a high standard by the current owner, briefly comprises entrance hall with cloakroom, dual aspect sitting room with multi fuel stove and lovely views across the garden towards open countryside, excellent dual aspect breakfast kitchen and utility room to the ground floor and three double bedrooms, with one having an en suite shower room, and a study on the first floor. This impressive residence benefits from double glazing throughout and oil fired central heating.

Outside offers ample driveway parking to the front and a delightful enclosed garden at the rear.

GROUND FLOOR

ENTRANCE HALL

5' 2" max x 4' 3" max (1.58m x 1.30m)

Painted entrance door with double glazed panel, recessed spotlights, tiled flooring.

SITTING ROOM

16' 10" max x 13' 4" max (5.14m x 4.08m)

Dual aspect with two sliding sash windows to the front and French doors with adjacent double glazed windows to the rear, traditional cast iron style radiator, freestanding multi fuel stove to feature fireplace, recessed spotlights, wall lights.

DINING KITCHEN

29' 6" max x 13' 6" max (9.00m x 4.14m)

Dual aspect with two sliding sash windows to the front and two windows to the rear, two radiators, underfloor heating, excellent range of oak base and wall units, original feature built in cupboard, undermounted sink to quartz worktops, freestanding range cooker with five burner electric hob, tiled splashback and extractor hood over, space for fridge freezer, integrated dishwasher and wine cooler, painted breakfast island with oak worktop, fitted shelving, built in shelving, recessed spotlights, extractor fan, polished limestone flooring.

INNER HALL

10' 7" max x 8' 3" max (3.25m x 2.54m)

Radiator, built in airing cupboard with lighting housing hot water cylinder, fitted shelf, polished limestone flooring.

UTILITY ROOM

7' 8" max x 5' 7" max (2.36m x 1.71m)

Good range of base and wall units, sink, plumbing for washing machine, recessed spotlights, fitted shelf with coat hooks, tiled splashbacks, tiled flooring.

CLOAKROOM

6' 9" max x 4' 11" max (2.06m x 1.52m)

Heated towel radiator, two piece suite in white comprises W.C., wash hand basin with tiled splashback, extractor fan, recessed spotlights, fitted coat hooks, tiled flooring.





STAIRCASE

With two half landings leading to:

FIRST FLOOR

GALLERIED LANDING

11' 10" max x 3' 8" max (3.61m x 1.13m)

Window with high quality shutters, radiator, recessed spotlights, loft access.

BEDROOM

16' 8" max x 11' 9" max (5.09m x 3.60m)

Dual aspect with two sliding sash windows with high quality shutters to front and two windows to rear, radiator, recessed spotlights.

EN SUITE

8' 8" max x 7' 1" max (2.66m x 2.17m)

Heated towel radiator, underfloor heating, three piece suite in white comprises W.C., wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, tiling to walls and floor, wall hung cupboard with drawers and wash handbasin.

BEDROOM

11' 10" max x 11' 8" max (3.62m x 3.57m)

Sliding sash window with high quality shutters, radiator, original cast iron decorative feature fireplace, built in cupboard.

BEDROOM

11' 8" x 10' 2" (3.58m x 3.12m)

Double glazed window with window seat, radiator.

INNER HALL

7' 1" max x 4' 4" max (2.18m x 1.34m)

Recessed spotlights.

STUDY

8' 5" max x 7' 3" max (2.58m x 2.22m)

Velux window, radiator, recessed spotlights.

SHOWER ROOM

9' 3" max x 5' 8" max (2.82m x 1.74m)

High level glass block feature window providing natural light from landing, heated towel radiator, three piece suite in white comprises W.C. with tiled splashback, wash hand basin to vanity with lighting and tiled splashback, fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, tiling to walls and floor.

OUTSIDE

There is a beautifully presented paved and gravelled driveway at the front of the cottage with gated access to an attractive enclosed garden to the rear, which has unspoilt views across open fields and includes various seating options, well stocked raised beds and borders, garden store, log store, timber store and a water supply.

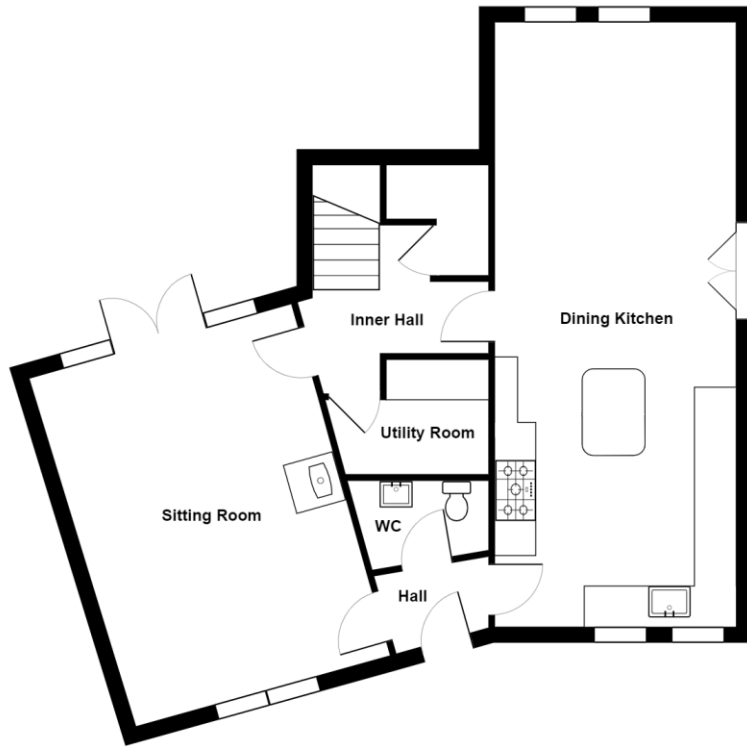
SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage.

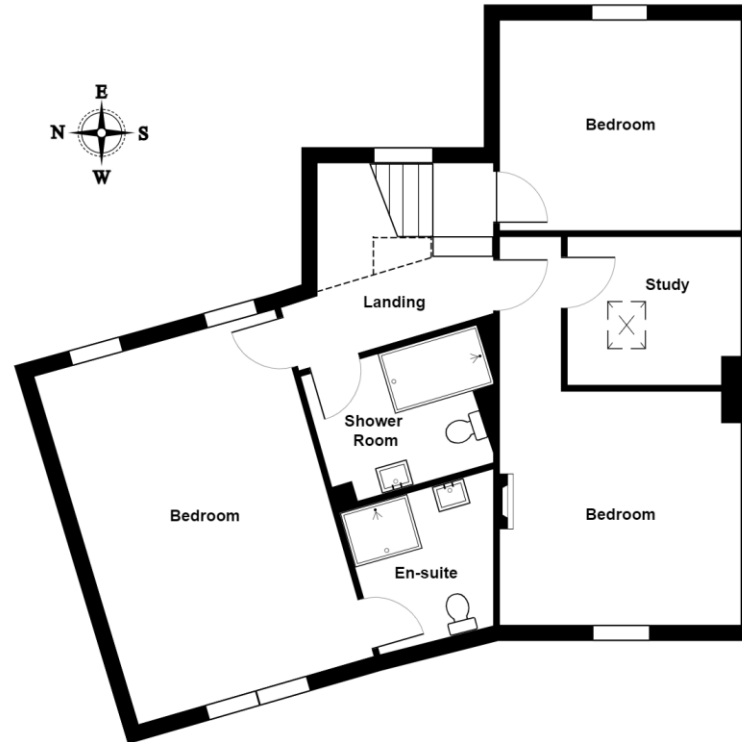
COUNCIL TAX BANDING

Currently band not specified as per the Valuation Office website.





Ground Floor



First Floor

Hutton Cottage, Priest Hutton

Total Area: 142.7 m² ... 1536 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Junction 36 of the M6 motorway take the A65 exit in the direction of Kirkby Lonsdale. At the first roundabout take the third exit onto the A6070 heading south towards Burton in Kendal. Proceed through the village and turn left in to Whitebeck Lane. Pass the green on the left merging into Borwick Lane and take the next left turn to find Hutton Cottage clearly marked on the left.

WHAT3WORDS:

brightens.exit.clearly

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