



 Low Butterbent Barn





# Low Butterbent Barn

New Hutton, LA8 0AE

With far reaching views of Morecambe bay, this unique 4 bedroom / 2 bathroom detached family home in a semi rural setting offers spectacular views throughout the whole property. The gardens are an absolute delight with several seating areas and an oriental pond. Boasting both a formal lawn area and a beautifully landscaped woodland area. There is ample car parking provision on the private driveway, and, additionally, an integral garage as well as “Ted’s Shed”. A truly unique and lovely home, it is highly recommended for early viewing.

## Quick Overview

- Splendid detached family home
- Bright living room with amazing views
- Four bedroomed
- Attractive fitted kitchen
- Located on an elevated plot
- Spectacular views of the countryside
- Beautiful gardens with mature trees and shrubs
- No onward chain
- Large driveway & garage
- B4RN broadband available







## Location

The hamlet of New Hutton has a friendly and thriving community with a well respected primary school nearby as well as a pre-school group at the village hall. The location lies in the catchment area for three local secondary schools QES at Kirkby Lonsdale, Queen Katherine School and Kirkbie Kendal. The towns of Kendal and Kirkby Lonsdale are an easy drive away as is the mainline railway at Oxenholme, from where you can be in London in under 3 hours.





# Welcome

Stepping into the welcoming dual aspect entrance porch with its attractive views you will begin to appreciate the sheer brightness the property brings you. Down the entrance hall you will find plentiful space for hanging up everyday coats. With a cloakroom at the end comprising a pedestal wash hand basin and a separate W.C.

## Specifications

Dining Room  
13'9" x 11'10"  
(4.20m x 3.60m)

You are greeted by the formal dining room, featuring a bay window that overlooks the driveway and fells. There is a study to the rear with built in storage space, perfect if you work from home or require a peaceful place to concentrate.







## Bright Living Areas

### Specifications

**Living Room**  
19'3" x 14'5"  
(5.86m x 4.40m)

**Conservatory**  
15'11" x 15'10"  
(4.85m x 4.83m)

The sliding doors welcome you into the living room; a wonderful, light, welcoming room with a characterful multi-fuel fireplace on a slate hearth with a stone featured wall. Perfect for quiet relaxation, this lovely room is spacious enough for all, yet maintains that 'cosy' feeling for relaxing with friends and family, with access to the patio outside.

The living room flows into the conservatory with panoramic views all around. The tall glass windows capture all the views out onto the fells, Morecambe Bay and even a glimpse of the Blackpool Tower on a bright day! When you thought it couldn't get any brighter the two Velux windows allow extra light to flood the room. Also benefiting from a glazed external door leading out to the covered seating area.





## Wine & Dine

The kitchen enjoys a pleasant outlook over the fells with two double glazed windows. Fitted with an attractive range of kitchen wall and base units, with a built in breakfast bar perfect for your early morning coffee or spending time with friends and family whilst cooking. Complementary granite work tops house a stainless steel sink and integrated appliances include a Lamona 4 ring hob, Neff oven and grill, extractor fan, Bosch dishwasher and a fridge. An additional entrance is accessible from the utility/boot room which has plumbing for a washer/dryer.

### Specifications

#### Kitchen

18'1" x 9'4" (5.51m x 2.41m)

#### Utility

19'8" x 10'2" (6.00m x 3.10m)







## Spacious & Scenic

Returning to the entrance hall and leading on to the first floor which features a picture window with the most beautiful view of fells in the distance. On the first floor, you will find four bedrooms. Bedroom one is a large dual aspect and spacious double, with a lovely outlook over the side garden. It also features a walk-in wardrobe with shelves for storage. Bedroom two has a built-in storage cupboard and an en-suite shower room comprising a wash basin, W.C. and walk-in shower with a heated towel rail. The other two bedrooms both feature built-in storage cupboards with a clothing rail and enjoy views of the side and front gardens.

The house bathroom is on this level and features a four-piece suite, comprising a spa bath, walk-in shower, a pedestal wash hand basin, and a W.C. The walls are tiled with a heated towel rail. The first floor also provides an airing cupboard with wooden shelves for towels and linen.

### Specifications

#### Bedroom One

18'8" x 12'8" (5.70m x 3.86m)

#### Bedroom Two

13'5" x 9'10" (4.10m x 3.00m)

#### Bedroom Three

13'1" x 9'6" (4.00m x 2.90m)

#### Bedroom Four

17'5" x 10'2" (5.30m x 3.10m)





# Gardens and Landscapes

Situated on a large, slightly elevated plot, offering extensive gardens and grounds that provide privacy and seclusion. The front features a driveway leading up to the property next to a lawned area with ample parking for multiple vehicles, leading to the integral garage with built-in worktops, perfect to be used as a workshop. The gravel area extends to the rear, where you will find a large, well-maintained lawn with mature shrubs and apple, plum and cherry trees bordered by a stone wall.

The gardens are an absolute delight with several seating areas, one thoughtfully positioned in front of an oriental pond to take in those superb views. Boasting a beautifully landscaped woodland area with mature shrubs and trees also featuring a monkey tree. The property enjoys high levels of privacy, creating a wonderfully safe environment for children to play in and a real haven for wildlife.







# Outdoor Utilities

## Specifications

Ted's Shed  
29'11" x 25' (9.11m x 7.61m)

There is ample car parking provision on the private driveway. A key feature to this property is "Ted's Shed" which is located at the driveway entrance. This is currently used to store vehicles with a manual roller door and a separate entrance but provides provision for a large workshop.

# Important Information

## Parking:

Off-road parking.

## What3Words Location:

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## Services:

The property has oil central heating and is connected to mains electricity with shared private water supply and drainage.

## Viewing:

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.

Note: we believe that the shared drainage installation may not be fully compliant with current legislation which has been upgraded in recent years.

## Agent's Note:

This property has an unregistered title.

## Council Tax:

Westmorland & Furness Council - Band G.

## Tenure:

Freehold.

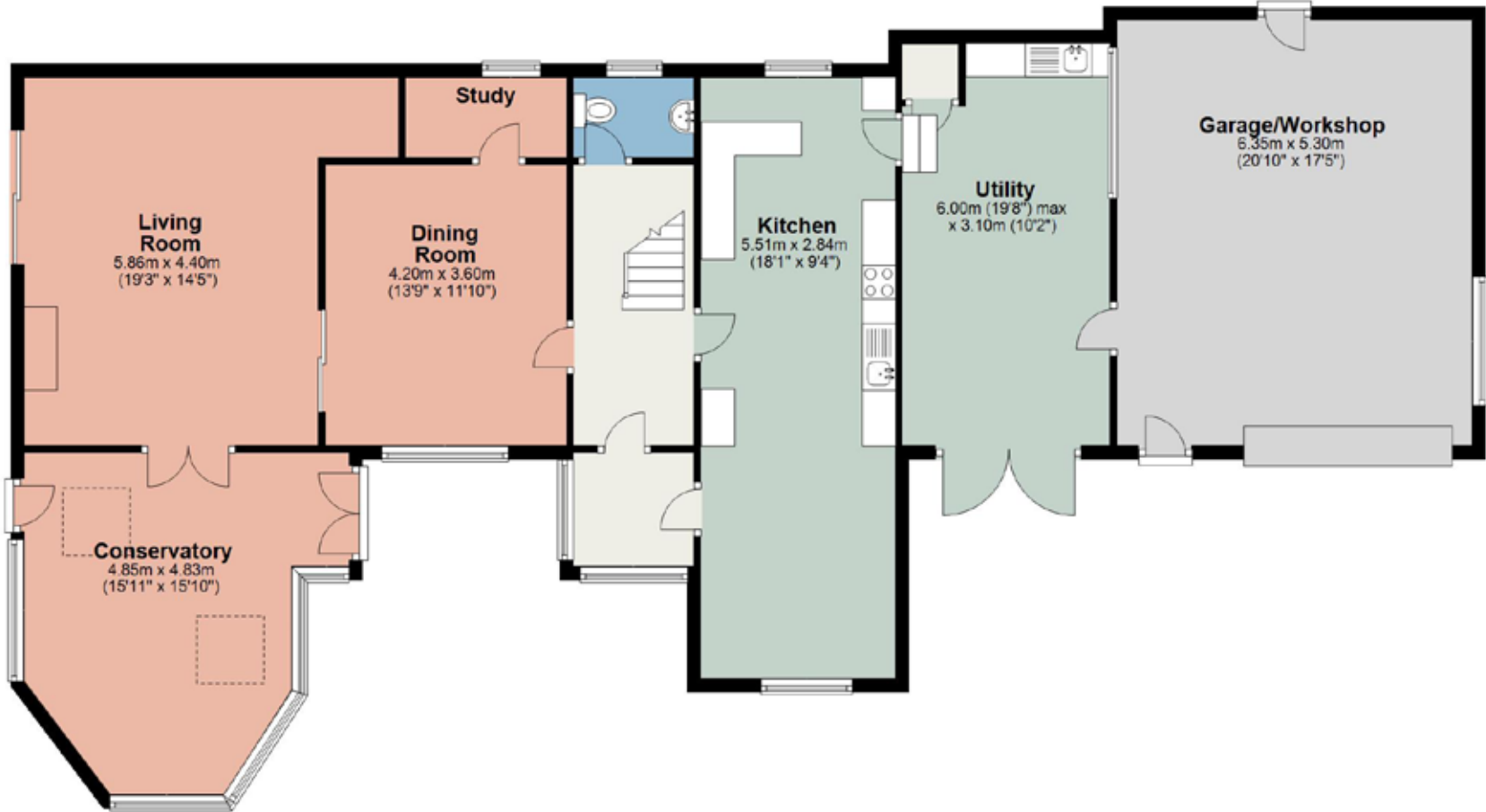
## Directions:

Leaving Kendal heading along A684 Sedbergh Road into Singleton Park Road continue up the hill. Continue around the sharp left hand bend at the entrance to Holme Park development and continue for approximately 500 yards. Take the next right signposted Hall House and proceed down the lane. The property access is to be found on the left hand side as you drop down the hill.



# Floorplan

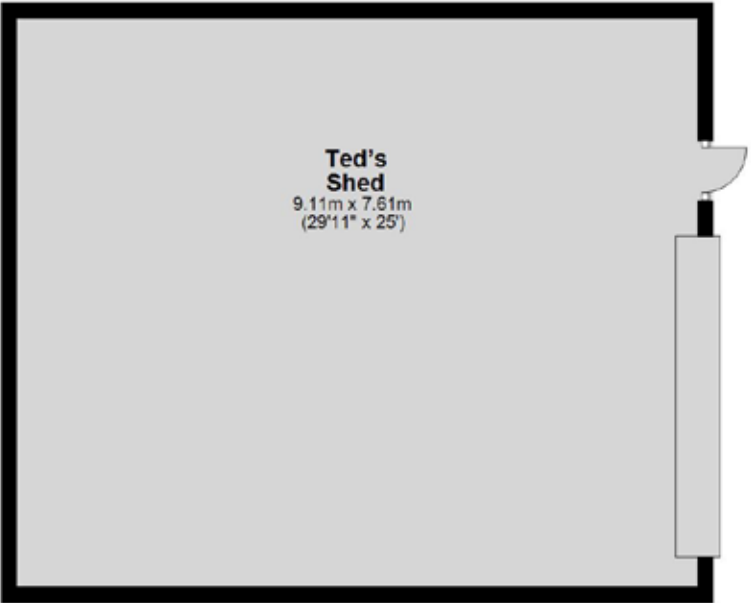
**Ground Floor**  
Approx. 227.6 sq. metres (2450.1 sq. feet)



Total area: approx. 344.5 sq. metres (3708.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**First Floor**  
Approx. 116.9 sq. metres (1258.3 sq. feet)







**HACKNEY  
& LEIGH**

## Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

Call us on 01539 729711

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