



Catch Water House, Hayleys House and Annexe  
Hincaster

Asking Price £650,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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A rare opportunity to purchase a versatile barn conversion with generous outside space and countryside views. Currently being utilised as a three bedroom main residence, an independent two bedroom lower ground floor apartment and one bedroom living accommodation over storage Annexe.













#### **CATCH WATER HOUSE, HAYLEYS HOUSE AND ANNEXE**

A versatile combination of a semi detached bank barn conversion currently offering an impressive home with three bedrooms and living accommodation to the ground and first floors known as Catch Water House. Independent living accommodation with two bedrooms currently forms the lower ground floor known as Hayleys House. If required Hayleys House could be incorporated into the main house to increase the size of the property subject to necessary planning consent. In addition there is also a well proportioned garage conversion with living accommodation and one bedroom on the first floor. The properties each have generous gardens and outdoor space, ample parking and lovely countryside views. Situated in a small courtyard with similar properties at the end of a private lane within the hamlet of Hincaster conveniently placed for the market town of Kendal, both the Lake District and Yorkshire Dales National Parks and offering easy access to Junction 36 of the M6 and the mainline railway station at Oxenholme.

#### **CATCH WATER HOUSE**

The well presented accommodation briefly comprises entrance hall, dining kitchen with Heritage range cooker, additional electric hob and direct access to the balcony, sitting room with multi fuel stove, guest bedroom, doakroom and utility store to the ground floor. The first floor offers two generous bedrooms, with one having an en suite bathroom and dressing room/study and one having an en suite shower room. Catch Water House benefits from double glazing and oil fired heating to all but the guest bedroom which has an electric radiator.

#### **HAYLEYS HOUSE**

The well proportioned accommodation briefly comprises entrance hall, kitchen, sitting/dining room with multi fuel stove and direct access to the balcony, two double bedrooms and a four piece bathroom. Hayleys House benefits from double glazing and electric heating. Hayleys House currently creates an income on a short hold tenancy to a family member and would be ideal with its location and views to create a holiday let.

#### **THE ANNEXE**

There is an entrance hall, utility room and generous stores on the ground floor and the charming first floor living accommodation offers a sitting/dining room with decorative electric fire, a double bedroom with study/dressing area and a modern bathroom. The Annexe benefits from double glazed windows and electric heating.

Outside there are generous gardens and grounds together with ample parking and a substantial quality timber shed.

#### **SERVICES**

All properties have mains electricity, mains water, non mains drainage with Catch Water House also having oil fired heating.

#### **CATCH WATER HOUSE**

##### **GROUND FLOOR**

##### **ENTRANCE HALL**

11' 5" max x 9' 1" max (3.48m x 2.77m)

Double glazed door and windows, traditional cast iron style radiator, fitted cupboards, oak flooring.

##### **DINING KITCHEN**

17' 0" max x 16' 4" max (5.19m x 4.98m)

Double glazed French doors to balcony, double glazed window, excellent range of base and wall units, undermounted stainless steel sink to granite worktops, oil fired Heritage range cooker with tiled splashback, two ring electric hob, space for fridge freezer, extractor fan, built in cupboards, utility store housing plumbing for washing machine and dishwasher.

##### **SITTING ROOM**

18' 1" max x 17' 7" max (5.52m x 5.36m)

Double glazed window, traditional cast iron style radiator, multi fuel stove to feature fireplace, feature alcove.

##### **INNER HALL**

14' 7" max x 12' 10" max (4.45m x 3.92m)

Double glazed door to terrace, partial tiling to floor, exposed beams, fitted shelving.

##### **BEDROOM**

12' 9" max x 10' 0" max (3.91m x 3.06m)

Two double glazed windows, electric radiator, built in wardrobe with storage.

##### **CLOAKROOM**

9' 6" x 2' 7" (2.92m x 0.80m)

W.C., wash hand basin to vanity with tiled splashback, fitted mirror, understairs cupboard.

##### **FIRST FLOOR**

##### **LANDING**

9' 9" max x 4' 4" max (2.98m x 1.34m)

Double glazed Velux window, built in cupboard, exposed beams, wall lights.

##### **BEDROOM**

20' 5" max x 16' 9" max (6.24m x 5.11m)

Double glazed window, double glazed Velux window, radiator, built in wardrobe, built in airing cupboard housing hot water cylinder, recessed shelf to alcove, loft access.

##### **STUDY/DRESSING ROOM**

9' 7" x 7' 6" (2.93m x 2.30m)

Double glazed Velux window, built in wardrobes.









EN SUITE

11' 1" max x 5' 10" max (3.39m x 1.79m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with mixer shower, fitted mirror with lighting, fitted wall unit, extractor fan, tiling to walls and floor.

BEDROOM

17' 10" max x 12' 0" max (5.45m x 3.68m)

Two double glazed windows, radiator, exposed beams.

EN SUITE

8' 5" max x 5' 0" max (2.59m x 1.54m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with electric shower over, fitted mirror and shelf, panelling to walls, loft access.

OUTSIDE

There is an elevated terrace and driveway parking to the front of the property with an additional gated driveway offering further parking and seating space. A tiered lawned garden is located at the side and a there is a low maintenance garden and substantial quality timber shed with double glazing at the rear which measures 15' 8" x 12' 4" (4.79m x 3.78m)

LOWER GROUND FLOOR - HAYLEYS HOUSE

ENTRANCE HALL

11' 9" x 3' 9" (3.60m x 1.15m)

Double glazed stable door.

SITTING/DINING ROOM

18' 2" max x 17' 5" max (5.56m x 5.32m)

Double glazed French doors to balcony, electric storage heater, woodburning stove to feature fireplace, exposed beams, built in cupboard, built in shelving to alcove, wall lights.

KITCHEN

15' 2" x 5' 2" (4.63m x 1.59m)

Double glazed window, electric storage heater, base and wall units, stainless steel sink, space for cooker and fridge freezer, fitted shelving to alcove, extractor fan.

INNER HALL

7' 1" max x 6' 2" max (2.17m x 1.88m)

Built in cupboard housing hot water cylinder.

BEDROOM

10' 5" x 10' 4" (3.20m x 3.17m)

Double glazed French doors to garden, double glazed window, exposed floorboards.

BEDROOM

11' 4" x 8' 8" (3.46m x 2.65m)

Double glazed window, electric storage heater, built in wardrobe, built in shelf to recess.

BATHROOM

10' 6" max x 6' 2" max (3.21m x 1.89m)

Heated towel rail, wall mounted electric heater, four piece suite comprises W.C., wash hand basin, bath and fully panelled shower cubic with electric shower fitment, plumbing for washing machine, extractor fan.

OUTSIDE

There is a balcony with countryside views, off road parking and an enclosed patio garden with decorative slate chippings.

ANNEXE

GROUND FLOOR

ENTRANCE HALL

10' 5" max x 4' 6" max (3.18m x 1.38m)

Double glazed door, fitted shelving and coat hooks to alcove.

STORE - FORMER GARAGE

16' 6" max x 15' 6" max (5.04m x 4.74m)

Timber door to drive, single glazed door to garden, double glazed window, light and power, understairs storage cupboard.

UTILITY ROOM

8' 2" x 6' 5" (2.49m x 1.98m)

Base and wall units, stainless steel sink, built in oven, electric hob, plumbing for washing machine, fitted shelving, extractor fan.

STORE

9' 10" max x 8' 0" max (3.01m x 2.46m)

Double glazed window, space for tumble dryer and fridge freezer, built in cupboard.

FIRST FLOOR

LANDING

5' 6" x 3' 4" (1.69m x 1.04m)

Double glazed window, wall lights.

SITTING/DINING ROOM

16' 5" max x 13' 4" max (5.02m x 4.08m)

Two double glazed windows, double glazed Velux window, electric storage heater, wall mounted electric fire.

BEDROOM

16' 6" max x 12' 2" max (5.03m x 3.72m)

Double glazed window, two double glazed Velux windows, electric storage heater, fitted shelving and hanging rail.

BATHROOM

7' 7" max x 5' 9" max (2.32m x 1.77m)

Double glazed Velux window, wall mounted electric heater, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, extractor fan, partial panelling to walls.

OUTSIDE

There is parking to the front and a decked seating area to the rear.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 99   A    |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## DIRECTIONS

From Kendal head South on A591 and exit at the turning for the A6, at the roundabout take the first exit following the signs to Hincaster. Proceed to cross the bridge and turn right signposted Hincaster. Continue to pass through Hincaster and at the end of the road turn left signposted Stainton. Pass the entrance to the Viver Green development on the left and take the next right. follow the lane under the railway bridge and over the cattle grids in to the small cluster of barn conversions to find Catch Water House and the Annexe in the far left corner.

## WHAT3WORDS:

legend.gazed.haircuts

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