



## New Hutton

£450,000

1 Hayfellside Barn, Hayclose Lane, New Hutton, Kendal, LA8 0AG

This attractive, substantial home is just one of three properties that has been created from a former Westmorland Barn. The true advantage is the discreet yet convenient location offering superb far reaching views to the Kent Estuary and Morecambe Bay in the south and the Lake District fells to the north, yet only a few minutes' drive to the main line station at Oxenholme putting London less than 3 hours away.

The accommodation is laid out over three levels enjoying a flexible layout that offers endless possibilities for a new purchaser, whether it be for a family home, family members needing independent living space or as the present owners for those seeking to run a holiday letting business. Outside are easy to manage and enjoy gardens ample parking and of course the fabulous view's. Come and see inside you will not be disappointed.

### Quick Overview

- Substantial, attractive barn conversion
- Accommodation laid out over three levels
- Flexible layout offers possibilities for a new purchaser
- Living room, sitting room & two kitchens
- Three/four bedrooms & three bathroom
- Ground Floor holiday let business
- Easy to manage gardens
- Ample off-road parking
- Beautiful location with a fantastic view!
- Broadband speed up to 1000 Mbps



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1000  
MBPS

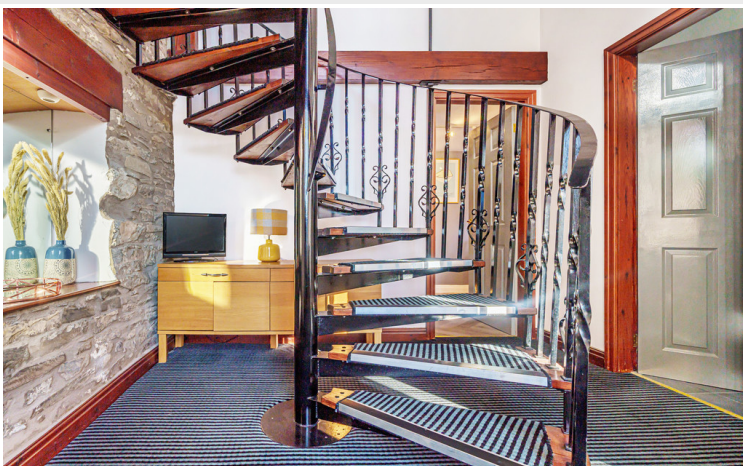


Off Road  
Parking

Property Reference: K6600



Front garden



Lower Hallway



Living Room with fireplace



Dining area

**Location:** Situated high above the Market Town of Kendal within a former farmstead setting with splendid views across open countryside and the town to the distant fells and the Kent Estuary. The property can be found by taking the Sedbergh Road out of Kendal, and turning first right onto Hayclose Lane and then first left after the radio mast signposted Hayfellside. Follow the lane up and the barn can be seen in front of you on your left hand side with number one being the first on your right.

**Property Overview:** This attractive stone and slate barn conversion forms part of a small development in a quiet corner above the town with simply stunning views as far as the eye can see.

The accommodation is laid out over three floors offering flexible living space that will appeal not only for family living but for those perhaps seeking an income from a holiday/letting business with the ground floor providing the potential for a self contained unit if required and giving scope for two separate holiday lets if desired.

The spacious reception hall at the entry level takes full advantage of the fine views from the glazed door and the two matching full height panels. There is an open staircase to the first floor with a useful cupboard beneath. A door leads through to an inner landing with feature exposed stone work and beams and a wrought iron spiral staircase that winds down to the lower ground floor.

To the right of the reception hall is a living room with two windows with fine open views and an attractive stone fireplace with timber mantle and a wood burning stove on a raised flagged hearth being the focal point for all the family to enjoy - open to the dining area which in turn leads back out into the hall.

The breakfast kitchen again with an open aspect, is fitted with an extensive range of contemporary gloss kitchen units with wall and base cupboards, drawers and a useful pull out larder, finished with complementary working surfaces and co-ordinating part tiled walls and pelmet and concealed down lighting. Integrated Bosch kitchen appliances comprise; built in double oven, microwave and halogen hob with stainless steel cooker hood over and integrated fridge and freezer and there is space and plumbing for both a washing machine and dishwasher and a useful built-in shelved storage cupboard.

Down to the lower ground floor those that come to view will see how the layout and accommodation at this level offers ideal self contained living for either family or guests with its very own front door that leads out to the parking area at the rear.

The attractive wrought iron spiral staircase leads back up to the entry level, there is a deep inset mirrored alcove with timber ledge and a Westmorland style window with coloured leaded lights allowing the light to flood in, with the exposed stonework completing the picture.

At this level is a recently installed kitchen that has been fitted and equipped to a high standard including built in oven and hob with cooker hood and extractor, plumbing for washing machine. An alcove provides space for a fridge freezer and the Myson oil central heating boiler warms the room.

The bathroom is well tiled with a complementary tiled floor and a three piece suite comprising; panel bath with shower over, a pedestal wash hand basin and WC.

Just off the hallway is a lower hall with a useful store cupboard and



Fitted Breakfast Kitchen





Bedroom 2



Bedroom 3



Bathroom

three good double bedrooms, the largest currently being used as a sitting room for guests.

A tiled shower room at the end of the hall has a three piece suite with a shower cubicle with Mira shower and a pedestal wash hand basin and WC.

From the main reception hall the open staircase leads to the first floor where you will find a spacious landing with roof light and exposed beams, useful under eaves storage cupboards and walk-in box room.

A tiled shower room has a three piece suite and a vertical towel radiator, wall mirror with LED lights and glass display shelf. Bedroom 4 is a large double with a vaulted ceiling and three roof lights taking in open views to the front and rear, and two electric thermostatic wall heaters. Just off the bedroom is a large dressing room again with fine views, a room that would make an ideal nursery or occasional bedroom for visiting relatives.

All in all a property that offers space to live, work and play, with ample off road parking and easy to manage gardens, along with splendid ever changing views and sunshine throughout the day.

Accommodation with approximate dimensions:

Entrance Level

Spacious Reception Hall

12' 1" x 9' 6" (3.68m x 2.9m)

Living Room

19' 4" x 10' 10" (5.89m x 3.3m)

Dining Room

10' 5" x 9' (3.18m x 2.74m)

Fitted Breakfast Kitchen

18' 7" x 8' 7" (5.66m x 2.62m)

Lower Ground Floor

Entrance Hall

Kitchen

15' 5" x 7' 10" (4.7m x 2.39m)

Bathroom

Inner Hallway

Bedroom 1/Sitting Room

14' 8" x 14' 3" (4.47m x 4.34m)

Bedroom 2

15' x 9' 7" (4.57m x 2.92m)

Bedroom 3

11' 10" x 9' 8" (3.61m x 2.95m)

Shower Room

First Floor

Landing

Bedroom 4

18' 3" x 11' 7" (5.56m x 3.53m)

Dressing Room

18' 4" x 7' 9" (5.59m x 2.36m)

Shower Room



Bedroom 4 with dressing room



Dressing Room



Summertime views



Winter views with distant fells



**Outside:** The property has the benefit of ample parking. To the front enjoying the far reaching views and evening sunsets is a well tended garden with lawns and a paved patio, pond, stone walling and planted borders and steps down to a lower garden area with log store and timber garden shed.

**Services:** mains electricity, mains water. Shared drainage to septic tank. Oil central heating.

**Tenure:** Freehold

**Council Tax:** South Lakeland District Council - Band F

**Viewings:** 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.

## Meet the Team

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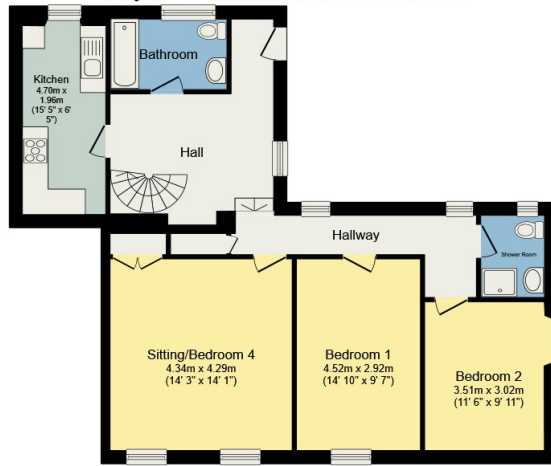
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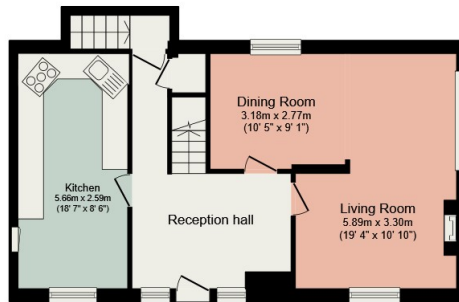
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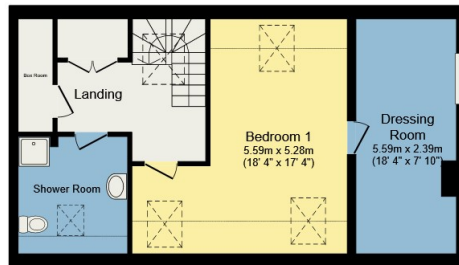
Hayclose Lane, New Hutton, Kendal



Ground Floor



First Floor



Second Floor

Total floor area 201.4 m<sup>2</sup> (2,168 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. 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.

**A thought from the owners...** "The house is spacious, has breath taking views to Morecambe Bay. Cosy in winter with the log burner an great in summer to sit out with a glass of wine".