



# Greenmoor Cottage

Old Hutton, Kendal, LA8 0NT

Guide Price £395,000

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Greenmoor Cottage is a delightful, characterful mid-terraced barn conversion, beautifully finished a warm and welcoming home which also benefits from open views over the surrounding countryside to both the front and rear. The accommodation briefly comprises of a downstairs cloakroom, a spacious sitting room with double doors that open onto a private sheltered patio, a modern fitted breakfast kitchen with stable door that also opens to the patio. To the first floor is a light and airy landing, three good bedrooms and a newly installed modern shower room. Outside there are mature gardens, parking for two vehicles in addition to the large garage with storage loft. This ready to move into countryside rural retreat cottage will appeal to a wide range of buyers including those looking for a main home, second home or indeed as an investment holiday let.

Nearby New Hutton are small, rural hamlets, easily accessible from the historic market town of Kendal to the west, and the popular market town of Kirby Lonsdale to the southeast both offering a good range of local shops, cafes, pubs, restaurants, services and amenities with a connection to the west coast main railway line at Oxenholme together with convenient access to Junction 37 of the M6 motorway. Conveniently located on the edge of the Lake District National Park and Yorkshire Dales National Parks, there are a wide range of leisure pursuits and fell walks on offer with golf courses close by at Kendal, Windermere, Kirby Lonsdale and Casterton and well served by private schools, including Casterton, Giggleswick and Sedbergh with state schools at Kirby Lonsdale and Kendal. There is also The well-respected primary school is nearby as well as a pre-school group at the village hall.





### Accommodation

Slated canopy open porch with outside light. Leading into:

### Entrance Hall

With part glazed front door and two side windows, attractive oak wood flooring, radiator and staircase leading up to the first floor and inset LED lights.

### Cloakroom

attractive oak wood flooring, WC and wash hand basin. Radiator and extractor fan.

### Lounge

*16'2 x 11'6 (4.93m x 3.50m)*

Warm and inviting room with beautiful oak wood flooring, exposed beams and a double glazed window with deep sill to the front and double glazed doors opening onto the patio and garden. Open fireplace with stone hearth and wood burning stove, radiator and TV aerial point. Useful understairs storage cupboard.

### Breakfast Kitchen

*15'11 x 11'1 (4.87m x 3.37m)*

Dual aspect double glazed window to the front with a delightful view of open fields and a double glazed window with deep sill and a part glazed stable door to the rear that leads out onto a sheltered patio with the addition of an electric awning perfect for those sunny days. The kitchen is fitted with a good range of wall and base units including glazed display cabinets, complementary work surfaces with stainless steel inset bowl and drainer and coordinating part tiled walls. Integrated appliances include a Smeg oven and Smeg four ring induction hob with extractor hood above and a Zanussi dishwasher. Exposed beams and attractive oak wood flooring, radiator.





## First Floor

Landing with high ceilings with double glazed window overlooking the rear garden, radiator and exposed beams.

## Bedroom One

14'2 x 10'4 (4.31m x 3.14m)

A good size double room with an attractive range of built in wardrobes and drawers. double glazed window with far reaching views and deep sill, exposed beams and radiator.

## Bedroom Two

10'4 x 9'4 (3.16m x 2.84m)

A further good size double room which enjoys a lovely aspect of the rear garden, double glazed window, exposed beams and radiator.

## Bedroom Three

13'7 x 6'3 (4.15m x 1.91m)

Located at the front of the property this large single room or snug double has an open aspect, double glazed window with deep sill, exposed beams and radiator.

## Bathroom

A beautiful and contemporary newly installed shower room, with large walk in shower with rain shower head, hand basin with drawer storage under and a large demister mirror above with mood lighting, WC and a shelved storage cupboard. There is a wooden floor and electric ladder style radiator. Double glazed window with deep sill and extractor fan. □





### Outside

The property has a garage with up and over door, power and light. Useful loft storage space. There are two parking spaces for the cottage located either side of the garage. Outside, the property has the benefit of mature gardens to both the front and rear. The walled front garden has a central pathway and well stocked planted borders. To the rear is a good-sized enclosed garden with a large paved terrace with electric awning creating an outside room for those sunny day. Steps lead up to a sloping lawned garden that adjoins open fields with a decked area, mature trees and shrubs and planted beds and borders. There is an area at the top of the garden that borders the lawn which makes a great seating out area covered with Cotswold stones ideal for enjoying a glass of wine in the summer evenings.

### Directions

Location Leaving Kendal Town on the A65 Burton Road, bear left into Oxenholme Road at the traffic lights. Follow the B6254 road travelling past the Station Inn on the left. Continuing along when entering Middleshaw take the turning left signposted Ewebank and follow the lane up for about 1/4 mile. Take the

next left sign posted Ewebank and follow the road along, cross the cattle grid and after passing a bungalow on your right, take the next right onto the shared drive. Greenmoor Cottage is the second property on your right, parking is then found on the gravelled area to the side of the garage. Whatthreewords:

### Services

Mains electric and water. Shared private drainage. Oil central heating run from a Worcester external oil boiler.

### Tenure

Freehold

### Internet Speed

Ultrafast speed of 1,000Mbps download and for uploading 1,000Mbps as per Ofcom website. The Vendor currently has B4RN installed at the property

### Council Tax Band

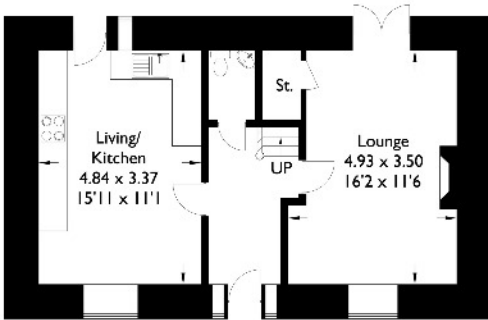
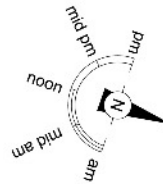
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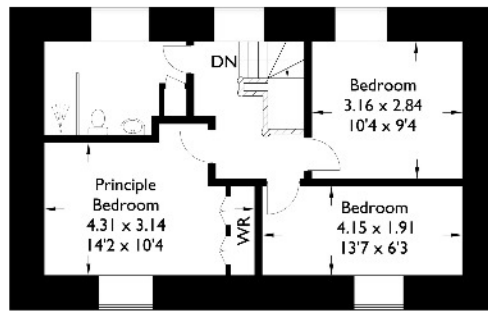


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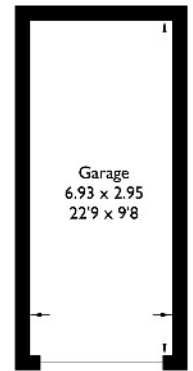
Approximate Gross Internal Area : 83.82 sq m / 902.23 sq ft  
 Garage : 20.44 sq m / 220.01 sq ft  
 Total : 104.26 sq m / 1122.24 sq ft



Ground Floor

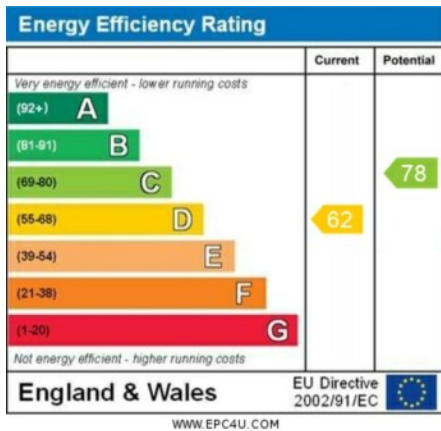


First Floor



Garage

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.