

2 Old Barn, Old Hutton – LA8 0NS

Kendal

Guide Price £400,000

2 Old Barn

Old Hutton, Kendal

Located in a sought-after rural setting, this charming three-bedroom semi-detached barn conversion offers a unique living experience with great views. The well presented property spans over three floors, showcasing a blend of modern comforts and historical charm through its period features.

There is a spacious lounge featuring a cosy wood burner, creating a warm and inviting atmosphere. The dining kitchen is complemented by a garden room, providing a tranquil space to enjoy meals and admire the surroundings. A useful utility room adds convenience to the household.

The property boasts three well-appointed bedrooms, offering ample space for family or guests along with a bathroom and separate shower room.

The property includes a garden and parking area, ensuring comfort and accessibility for residents. This residence presents a rare opportunity to experience countryside living at its finest, making it a desirable property for those seeking a peaceful retreat.

Energy Efficiency Rating: E





Entrance Porch

4' 1" x 5' 1" (1.25m x 1.54m)

At the front of the property, you will see a period stone-covered porch with tiled floor that houses the gas meter. There is entrance to the hallway through the glazed door.

Hallway

13' 10" x 5' 2" (4.22m x 1.57m)

Entrance hallway with tiled flooring; doors lead to the utility, shower room, and kitchen. Stairs lead up to the first floor.

Kitchen/Dining Room

18' 1" x 9' 6" (5.50m x 2.90m)

This kitchen has a range of fitted storage units with a complementary worktop. There is an integrated Bosch oven and induction hob with an extractor fan over, a 1 1/2-bowl sink, a Bosch-fitted dishwasher, and an attractive alcove-beamed window. A great space for a dining area and a window and door that lead to the garden room.

Garden Room

9' 8" x 11' 1" (2.94m x 3.37m)

Garden room with wooden flooring, two Velux windows and French doors to the garden, and wall-length windows that bring in lots of light.

Utility Room

9' 7" x 5' 8" (2.92m x 1.72m)

With a range of wall units, this room comprises tiled flooring, a worktop, a space undercounter for a fridge and freezer, space and plumbing for a washing machine and tumble dryer, and a window to the front of the property.

Shower Room

8' 1" x 3' 9" (2.47m x 1.14m)

This room consists of tiled walls and flooring, a ladder radiator, a vanity wash hand basin, and a shower.





First Floor Landing

8' 11" x 11' 2" (2.73m x 3.41m)

Doors open to the second bedroom, the lounge, and the external door opens to the rear porch. Stairs continue up to the second floor.

Lounge

18' 6" x 10' 10" (5.65m x 3.29m)

With a wood burner sitting on a slate hearth, this room comprises feature beams, triple aspect windows, and an alcove shelving area.

Bedroom Two

9' 7" x 11' 3" (2.92m x 3.43m)

A double bedroom with period feature beams and a window to the front aspect of the property.

2nd Floor Landing

2' 7" x 8' 3" (0.79m x 2.52m)

Doors open to two bedrooms and the family bathroom.

Bedroom 1

13' 9" x 11' 3" (4.18m x 3.42m)

Large walk-in cupboard, wooden flooring, fitted wardrobe, beams, and great views out of the front window.

Bedroom 3

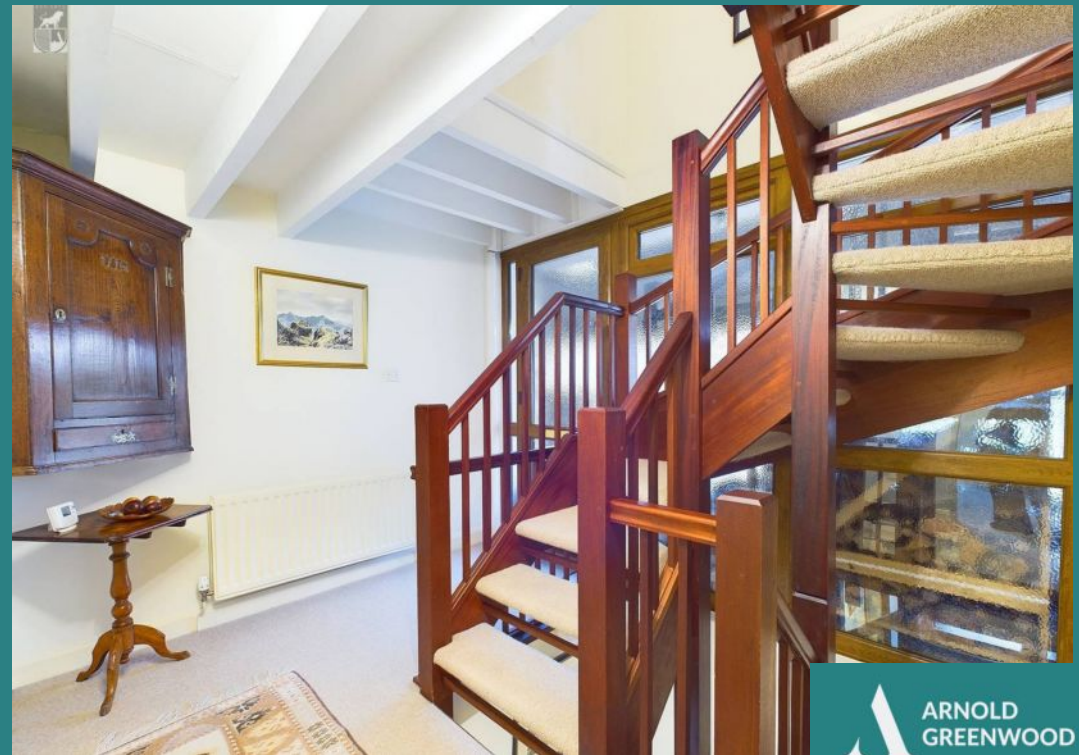
9' 9" x 11' 0" (2.97m x 3.36m)

With a built-in cupboard, beams, and amazing views out of the side-facing window.

Family Bathroom

Shower over bath with glazed screen, ladder radiator, wc and sink.





GARDEN

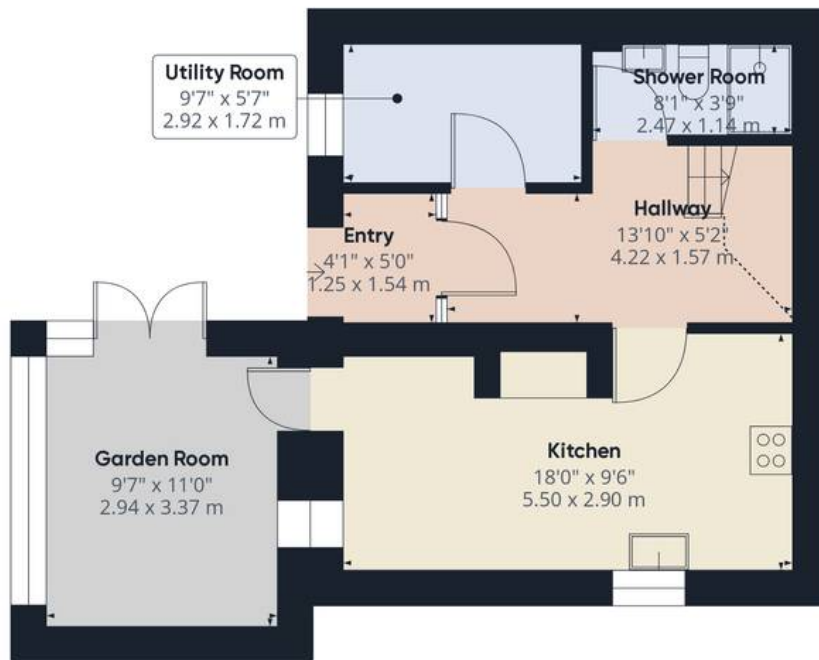
To the front of the property is a lovely established cottage garden with lawn, seating areas, decking and gated access to the parking area. To the rear is a covered porch and access for deliveries.

OFF STREET

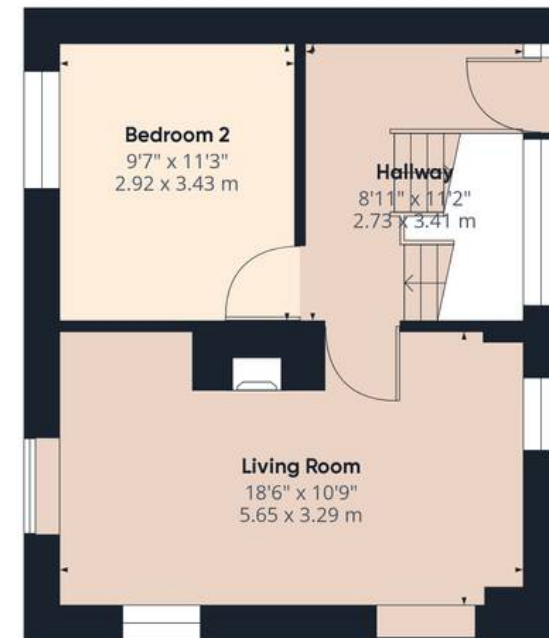
2 Parking Spaces

Shared parking

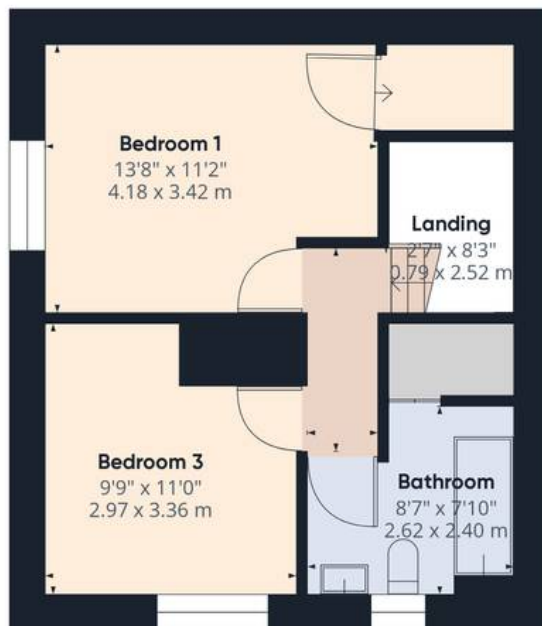




Ground Floor



Floor 1



Floor 2



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