



Hutton Gate Cottage, Old Hutton

Kendal

£315,000

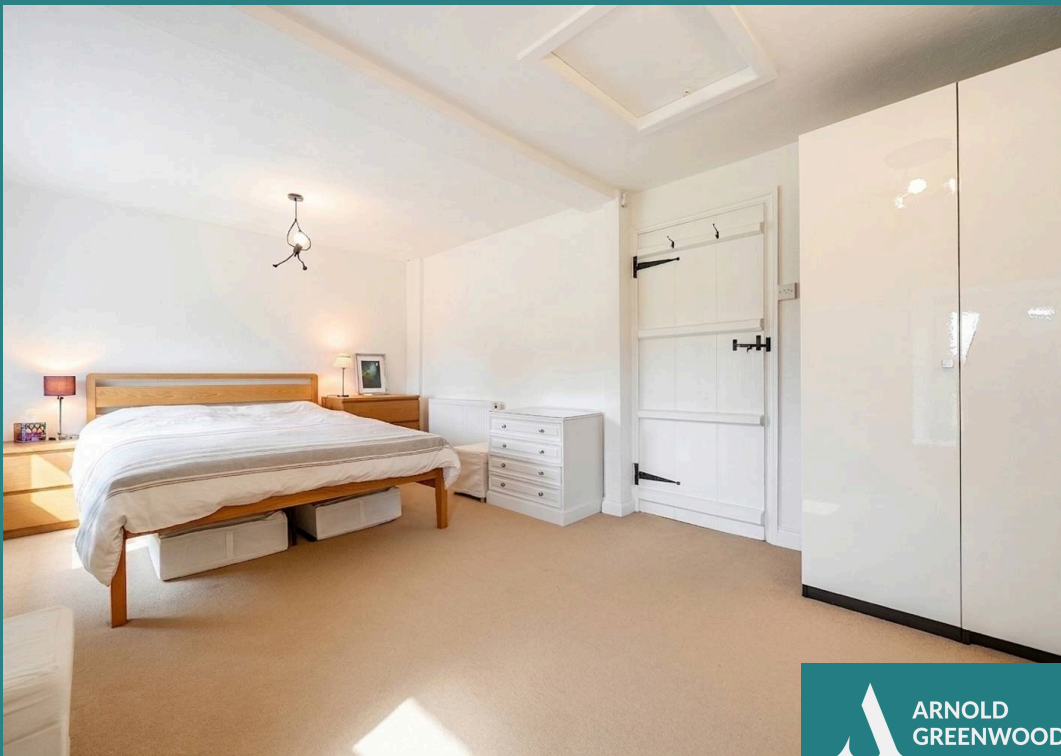
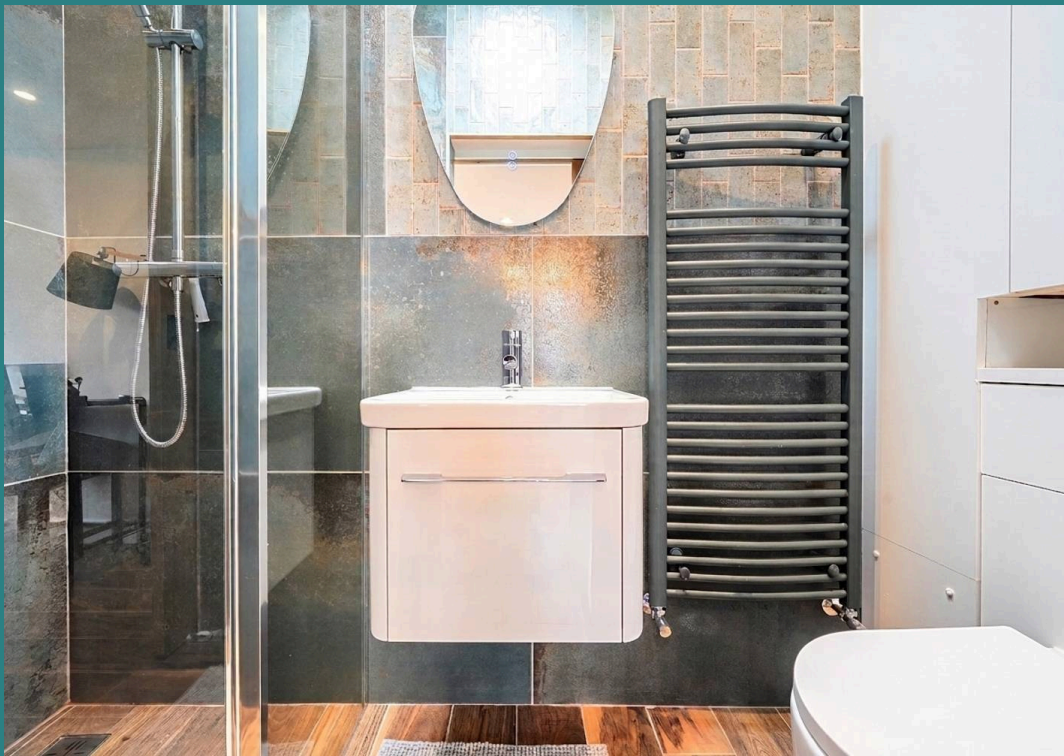
Hutton Gate Cottage

Old Hutton, Kendal

This charming pre-1900 cottage, nestled in the heart of Old Hutton, offers a rare blend of period character and modern comfort, with breathtaking views across the picturesque surrounding countryside. Thoughtfully reconfigured from its original three-bedroom layout, the property now features two well-proportioned bedrooms and two stylish bathrooms, with the potential to reinstate the third bedroom if desired. The ground floor bedroom boasts a unique mezzanine level, providing flexible space for storage or a cosy reading nook. The contemporary open-plan living and dining area is designed to maximise space, light and comfort, enhanced by a wood-burning stove that creates a warm and inviting focal point for relaxing evenings. The modern fitted kitchen is a true highlight, featuring a central island, integrated appliances and ample workspace, making it ideal for both every-day living and entertaining guests. Both the bathroom and en-suite have been finished to a high standard, offering walk-in showers, heated towel rails and sleek, stylish fittings for a touch of luxury. The property benefits from secure gated parking for two vehicles, adding convenience and peace of mind. Located in a tranquil rural setting, yet with good road access to the Lake District, Yorkshire Dales and the M6, this cottage is perfectly positioned for those seeking countryside living with easy connectivity.









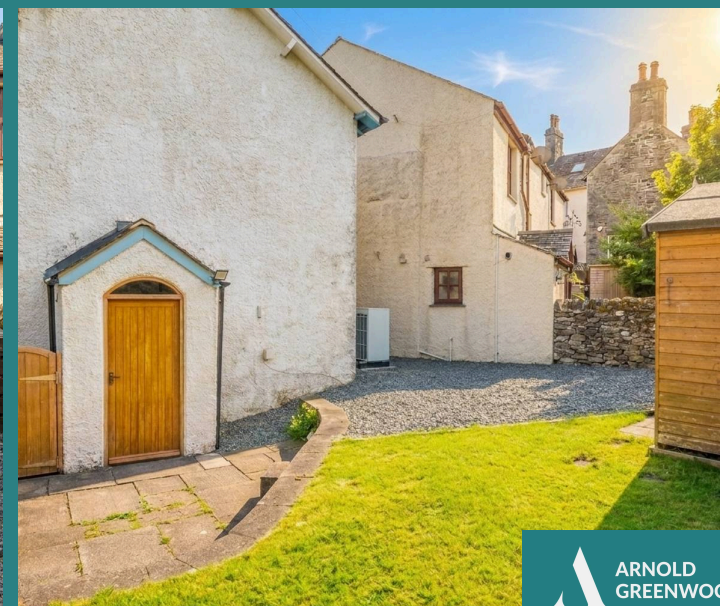
GARDEN

Private garden, mainly laid to lawn, beautifully designed for outdoor entertaining and making the most of the peaceful surroundings. Also benefits from a chipping slated storage area including wood store, providing practical and well-organised additional storage.

DRIVEWAY

2 Parking Spaces

Private and securely gated driveway parking for two vehicle's.

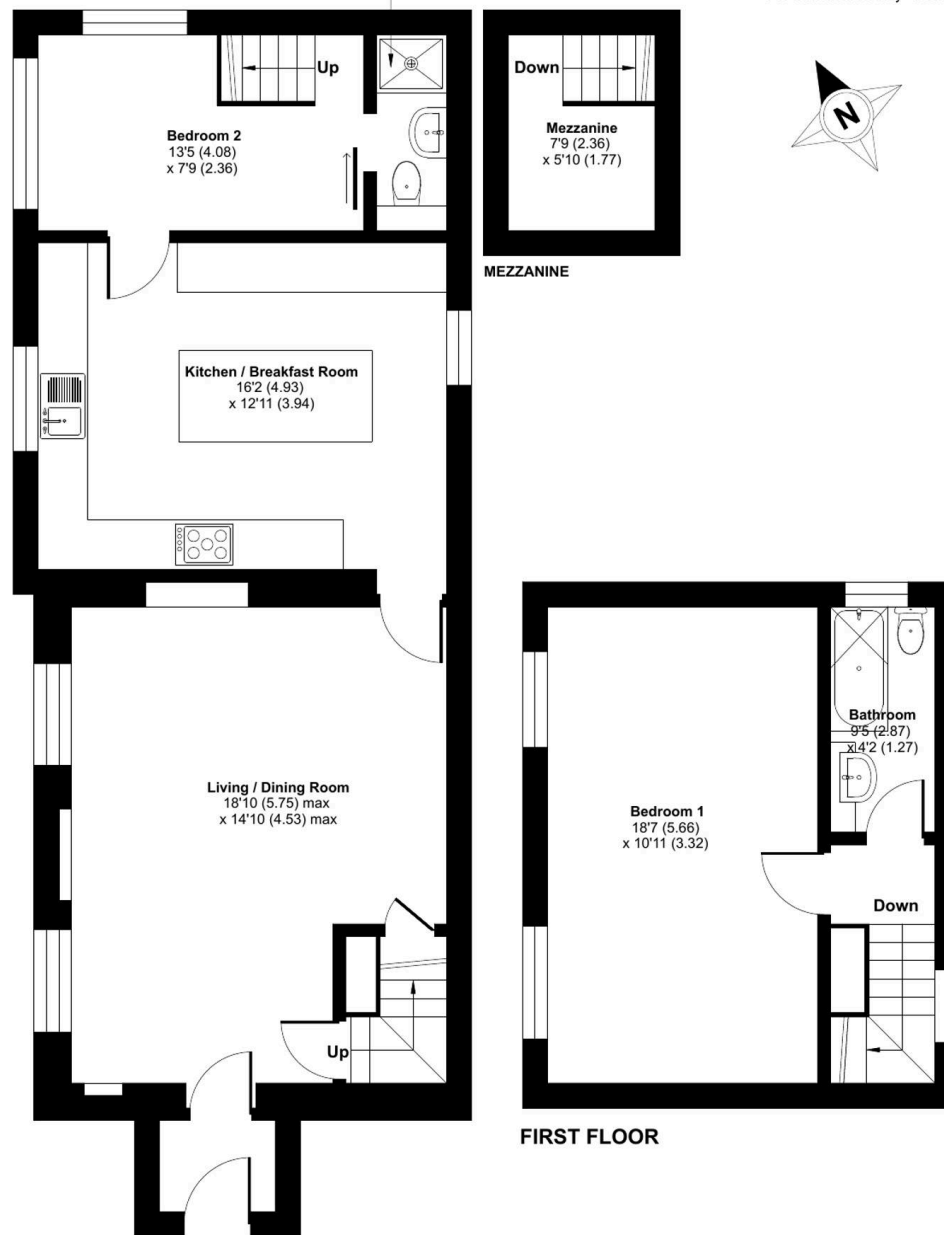


Hutton Gate Cottage, Old Hutton, Kendal, LA8

En-Suite
7'9 (2.36)
x 3'2 (0.96)

Approximate Area = 1005 sq ft / 93.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Arnold Greenwood Estate Agents. REF: 1492543



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

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