

## Former School House, Hutton Roof, Hutton Roof,,



**£350,000**

FOR SALE - Former School House adjoining St John's Church situated in a delightful rural location on the edge of Hutton Roof close to Kirkby Lonsdale.

The premises offer excellent potential as either commercial or residential use subject to any necessary change of use. Good parking in front. Rear garden.

Realistically priced to sell. Viewing essential to fully appreciate its potential.

### Location

A delightful rural location situated out of Hutton Roof next door to St John's Church.

Hutton Roof is a village located in South Cumbria, just off the A65 between junction 36 of the M6 and Kirkby Lonsdale.

### Description

A traditional detached property, extended with excellent parking to the front and elevated rear garden to the rear.

### Accommodation

#### Ground Floor

#### Entrance Hall

#### Main Living Room

8.284 x 4.745 (27'2" x 15'6")  
Tall front windows.

#### Kitchen

3.923 x 3.327 (12'10" x 10'10")  
With pantry and store off.

#### Study

2.567 x 2.222 (8'5" x 7'3")

#### Showerroom/w.c.

#### Rear Room

5.329 x 4.702 (17'5" x 15'5")

#### Various Cloakroom/w.c.

### Various Showers

#### Side Room

5.447 x 3.098 (17'10" x 10'1")

#### First Floor

#### Bedroom

5.562 x 3.236 plus deep recess  
2.498 x 0.972 (18'2" x 10'7" plus  
deep recess 8'2" x 3'2")

#### Bedroom

3.664 x 3.097 (12'0" x 10'1")  
Leads through to another Bedroom,  
overall through depth 5.567m (18'3")  
including the next bedroom.

#### Bedroom

3.661 x 2.376 (12'0" x 7'9")  
Only accessed by the previous  
bedroom.

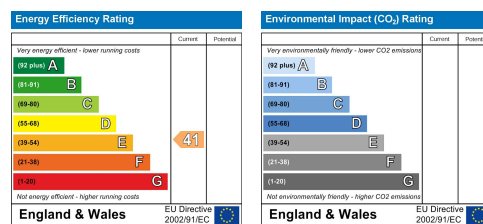
### Tenure

### Services

The property benefits from Upvc double glazing. Mains electric and water connected. Septic tank drainage.

### Viewing Arrangements

Viewings are strictly by appointment.  
Please call our office 01524 548888





Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



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