



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# Hutton House - Burton in Kendal





## Features

- Five double bedrooms, two with en-suites
- No onward chain
- A characterful, period property
- A low maintenance courtyard garden
- Off road parking for 2 vehicles with an electric car charging point
- Situated over four floors
- Located close to transport links and amenities
- Grade II listed home

Nestled in the charming village of Burton-in-Kendal, this Grade II listed property, set over four floors, combines historic elegance with modern convenience. Offering spacious accommodation with five double bedrooms, this property is ideal for a family seeking a unique residence with plenty of character and charm. With no onward chain, this property is ready to be moved into. Each bedroom has been thoughtfully designed, with ample natural light and a spacious feel that creates a warm and inviting atmosphere. Two bedrooms benefit from en-suite facilities, providing added privacy and convenience. The characterful living room offers a cosy space to relax in front of the cast iron Victorian range. The heart of the home is the kitchen, designed to balance style

and functionality. Well-equipped with modern appliances and ample work surfaces, including a central island, it offers everything needed to cook and entertain. The dining room close by has ample space for a dining table, making it a wonderful setting for gatherings with period details add an extra layer of sophistication. The lower floor features a spacious cellar that can serve as additional storage, a workshop, or even be transformed into a home gym, wine cellar, or cinema room. The well-appointed family bathroom is located on the first floor and two en-suites serve the largest two bedrooms. Step outside into the peaceful and low-maintenance courtyard garden – perfect for al fresco dining, morning coffees, or unwinding with a book.

With minimal upkeep required, it provides a quiet outdoor retreat while ensuring that weekends can be spent relaxing rather than gardening. The property comes with two private parking spaces. The village of Burton in Kendal benefits from a village shop with post office, and a dining pub, as well as a multi-use sports area, bowling green and the Memorial Hall - a friendly village with a great sense of community engagement. With a well regarded local primary school, rated GOOD by Ofsted, the village is also within the catchment for both Dallam and QES secondary schools. There are close transport links for the M6 motorway, north and south, and an hourly bus service through the village to and from Lancaster, Kendal and beyond.



## GROUND FLOOR

**Rear hallway** - A large, 'L' shaped hallway with a tiled floor giving access to the kitchen, dining room and WC. A door leads directly out into the rear courtyard. A wall of built-in storage with sliding doors offers space to store coats, shoes and household appliances and houses the water tank, with wooden ceiling beam features.

**Kitchen** - Entering either via the main hallway or from the front door from the main street, you are instantly greeted by the characterful and sociable kitchen, boasting a wide array of base and wall units with white granite work surfaces. There is a fabulous, central island offering further storage and housing an induction hob, also boasting a chunky wooden work surface with an integrated breakfast bar. Integrated appliances also include an oven, grill, fridge and freezer. Wooden beams adorn the ceiling and are complemented by the warm wooden floor finishing the look. There is a cosy wood burning stove and a deep window seat offering front facing views.

**Dining room** - Located close to the kitchen through a panelled doorway, the dining room offers space to accommodate a table to seat 8 comfortably for more formal meals and entertaining. There is a door leading out to the parking space and steps, cordoned by iron balustrades, lead down to the cellar.

**Living room** - A characterful and cosy living room with front facing views through the large window, and a wonderful feature Victorian cast iron range with wood burning stove and an original exposed wooden floor. There is space here to relax with the family in comfort.

**WC** - A bright room consisting of a concealed cistern WC and wall mounted hand basin with a tiled floor and splashbacks.





## FIRST FLOOR

Bedroom 2 - A bright double bedroom with two front facing windows with deep sills and incorporated storage drawers below. An original wooden beam adorns the ceiling.

En-suite - Consisting of a large shower cubicle with mains fed shower, a concealed cistern WC and a wall mounted hand basin. There is a heated towel rail present with a tiled floor and splashbacks.

Bedroom 3 - A generous double bedroom with front facing views and two window seats to take advantage of with a wooden ceiling beam to add character.

Bedroom 5 - A double bedroom with side facing views through the window that also boasts a window seat.

Bathroom - A naturally bright, four piece bathroom with a freestanding bath, a shower cubicle with mains fed shower, a corner WC with a concealed cistern and a wall mounted hand basin. There is a monochrome tiled floor and tiled splashbacks with a heated towel rail.

## SECOND FLOOR

Bedroom 1 - A large double bedrooms located on the top floor. There are feature original wooden beams to the ceiling and a vaulted ceiling with a Velux window to illuminate the room. A walk in wardrobe can be found, ideal for storing clothes to allow the bedroom to be kept clutter free.

En-suite bathroom - A luxurious four piece en-suite bathroom boasting a stand alone bath, a shower cubicle with mains fed shower and rainfall shower head with the addition of a hand held attachment, a wall mounted hand basin and a concealed cistern WC. A window with deep sill allows a plethora of natural light through.

Bedroom 4 - A good sized double bedroom with a Velux window, vaulted ceiling and feature, original wooden ceiling beams.



## LOWER GROUND FLOOR

Cellar - Accessed via the dining room, this is a great addition to the home with a window allowing natural light through and ample space for storage with power and light present.

## Externally

Original semi-circle stone steps lead invitingly up to the formal front door on the main street. To the rear of the property is a private and low maintenance courtyard garden with artificial turf, perfect for relaxing on the bench seating and eating out al fresco in the warmer months. Steps lead up to a raised area with room to park a vehicle and a further parking space can be found to the side of the property, in front of the dining room with an electric car charging point.

## Useful Information

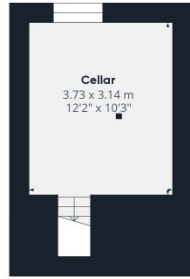
House built - 1728.  
Grade II listed.  
Council tax band - D (Westmorland and Furness Council).  
Heating - Gas central heating.  
Drainage - Mains.  
Re-wired in 2012.  
Kitchen installed in 2020.  
What3Words location - ///buggy.reaction.smiled.



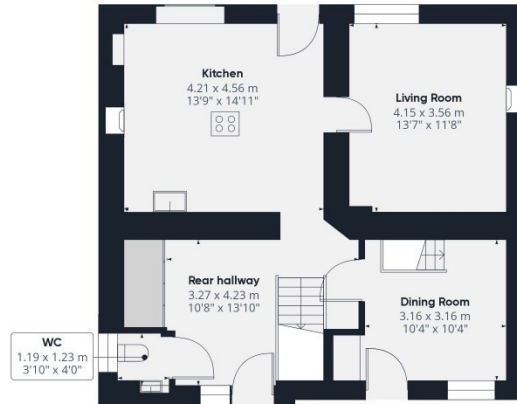
WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services



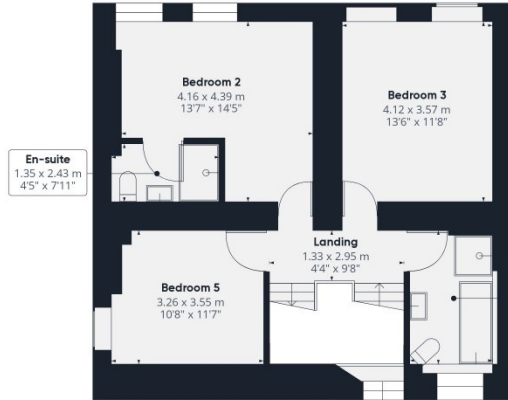
# Hutton House - Burton in Kendal



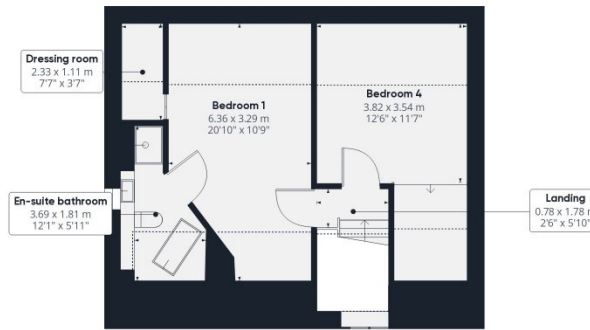
Lower ground floor



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

175.99 m<sup>2</sup>  
1894.34 ft<sup>2</sup>

**Reduced headroom**

17.87 m<sup>2</sup>  
192.3 ft<sup>2</sup>

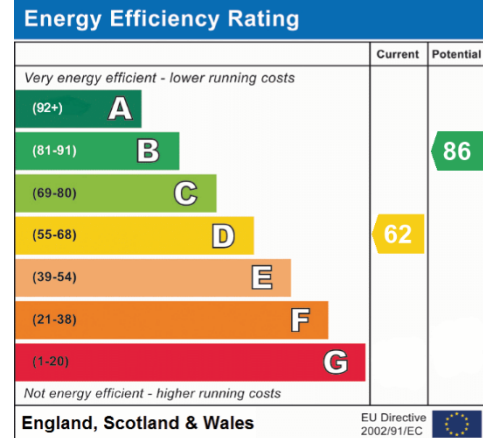
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Waterhouse Estate Agents**  
10 Park Road, Milnthorpe  
LA7 7AD  
Tel: 01524 760048

info@waterhouseestates.co.uk  
www.waterhouseestates.co.uk



**WATERHOUSE  
ESTATE AGENTS**  
Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.