

Hutton Yeat
Old Hutton | Kendal



Property description

Nestled just beyond the vibrant town of Kendal on the fringes of the picturesque Lake District National Park, Hutton Yeat exemplifies luxury rural living. Dating back to the 1700's this historic property seamlessly combines old-world charm with contemporary design, making a lasting impression from the very first glimpse of its elegant façade. Notably, the property encompasses a stunning detached recreation room and The Hen House, a quaint 2-bedroom holiday let cottage, enhancing its allure and providing an enticing income-generating opportunity. The expansive paddock at the front and the South facing, landscaped garden at the rear have been thoughtfully designed to harmonise with the natural surroundings while prioritising low maintenance.. Potential for a truly enriching lifestyle awaits.



Key Features

Immaculate four-bed Detached Georgian Home

Two-bed income generating Holiday Let

Short commute to Kendal, Kirkby Lonsdale & Sedbergh

Close to arterial transport links

Surrounded by open countryside

Beautiful Lakeland fell views

Landscaped Gardens, Recreational Garden Room & Paddock

High quality fixtures & fittings throughout

Range of Outbuildings, Workshop & Garages



Location

Old Hutton, located on the outskirts of the Lake District National Park is just 4 miles west of Kendal, offers a picturesque setting with convenient access to nearby amenities and facilities. Kendal, situated to the east, provides a range of amenities including supermarkets, pubs, cafes, primary schools, a grammar school and a host of high street shops. Sedbergh, located approximately 8 miles northeast, is known for its renowned secondary school. Kirkby Lonsdale is located just 6.7 miles South East alongside the River Lune. Known for its stunning natural beauty, historic architecture, and charming market town ambiance. The town is famous for its medieval Devil's Bridge, a three-arched stone bridge that dates back to the 12th century, offering a popular spot for visitors and photographers. Additionally, Kirkby Lonsdale boasts quaint streets, traditional pubs, independent shops, and a vibrant market that attract both locals and tourists.

Transportation is convenient, with Oxenholme station just 3 miles away and easy access to the M6 motorway, facilitating travel to nearby areas and beyond. Old Hutton itself boasts a fantastic CofE primary school and a parish church, contributing to the community's social and educational offerings. The Station Inn at Oxenholme is nearby featuring a cosy bar serving real ales and a restaurant menu which is created using fresh and local ingredients.

There are many walks and hikes from the doorstep including Helm Loop, Lancaster Canal Trail, Sedgwick Village Loop, St John Helsington Church Loop and many more which give stunning vantage points across the Lake District countryside. The surrounding countryside provides ample opportunities for outdoor activities such as hiking, cycling, and exploring the nearby Yorkshire Dales and Lake District National Park.



Hutton Yeat

Step into the inviting hallway, where warmth and authenticity embrace you. The storage cupboard is perfect for concealing your outerwear, while the pheasant wallpaper and plush carpet adds stylish, rural charm.

Turning left into the lounge, there is a comforting blend of country-inspired accents amidst modern-day comfort. The room is spacious and filled with natural light flooding through dual-aspect windows. The centrepiece is a magnificent fireplace with a handsome stone hearth and mantel, housing a log burner and there are also attractive cast iron radiators. An ornate mirror conceals the television on the far wall and there is also a concealed storage cupboard.

The spacious dining room has warm terracotta tiles and an attractive stone fireplace. There is a window to the front elevation offering uninterrupted views over the paddock. There are ornate wall lights.

The impressive kitchen-diner, is a vast space that captivates with its undeniable 'wow factor.' Limestone tiled flooring with underfloor heating throughout compliments the bespoke kitchen suite surrounding a fantastic central island. The island, has a sleek Silestone worksurface and an integrated Belfast sink as well as providing seating. The kitchen is not just visually stunning it offers functionality with a range of integrated appliances including a fridge freezer, dishwasher, microwave and wine cooler. The centrepiece is the Lacanche range oven which has a mirrored splashback over as well as downlights. Large bi-folding doors, allow a seamless transition from indoor to outdoor living awaits. The limestone tiles extend into the patio area.

Off the kitchen is the utility / boot room, which is an essential space living in the centre of the Lake District. There are hooks for jackets, a high shelf for caps, and a bespoke seating bench that conceals footwear. Housed in an attractive unit is the washing machine and tumble dryer. The limestone flooring continues through the utility room, ground floor shower room and hallway.

The ground floor bedroom is a comfortable double which is flooded with natural light. There is a handy storage cupboard and well maintained carpet. This is a fantastic space for guests, elderly relatives or teenagers. The shower room is incredibly stylish with black wall tiling and a spacious walk in shower cubicle. Complete with a low level w/c and a floating vanity sink unit with a mirror over.

From the dining room there are stairs leading up to the first floor. The area is bright and airy thanks to a skylight over and there is also a recessed bookshelf.

At the top of the stairs to the right hand side there is a spacious farmhouse-style family bathroom, which has a freestanding roll-top bath, a bidet, a pedestal sink unit and a low level w/c. There is a cast iron radiator with a towel rail over.

There are three further bedrooms which all offer stunning open countryside views towards Lakeland fell. The master bedroom has a stylish en-suite with black wall tiling and a spacious walk in shower cubicle. Complete with a low level w/c and a floating vanity sink unit with a mirror over.

Finally there is a separate games room, which is a highly versatile space filled with endless potential. The vaulted ceiling, exposed beams, cosy log burner and large windows overlooking the garden create a fantastic atmosphere, perfect for entertaining guests.







The Hen House

Generating circa £16,000 per annum, The Hen House is a 2-bed holiday cottage further enhancing the appeal of Hutton Yeat.

Enter into a large area that serves as the living space and leads through to the kitchen. With plenty of room for seating, the lounge is spacious and light thank to the glazed door and windows. Warm wooden floor extends into the kitchen area where amenities include dishwasher, oven, microwave and fridge freezer. There are two comfortable bedrooms, both light and airy, along with a bathroom that comprises a shower, washbasin and WC.





FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR 1: 3423 sq. ft, 318 m², FLOOR 2: 730 sq. ft, 68 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 59 sq. ft, 6 m²
 GARAGE: 216 sq. ft, 20 m², PATIO: 822 sq. ft, 76 m²
 PORCH: 59 sq. ft, 5 m²
 TOTAL: 4153 sq. ft, 386 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Directions

Leaving the M6 at Junction 36, head towards Crooklands/Endmoor on the A65. Passing the Crooklands Hotel, continue on for 4 miles before turning right onto Helmside Road, Oxenholme for around half a mile. Turn right onto the B6254 for 1.8 miles. Pass Old Hutton Primary School and carry on up the hill for half a mile. You will find the drive for Hutton Yeat on the right after the bend.

Services

Mains water and electricity (updated in 2017). Private drainage to a cesspit. Oil fired central heating (the boiler is just 2 years old). Internet provided throughout Old Hutton by B4RN. There is a CCTV and a PA system installed.

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Viewings Strictly by Appointment

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