



Lane End How Hill, Hutton Roof, CA11 0XY

Guide price £475,000





Lane End How Hill

Hutton Roof, CA11 0XY

- 2/3 Bed Detached Bungalow
- Recently Renovated & Extended to an Immaculate Standard
- Converted, Versatile Study / Occasional Bedroom
- Landscaped Gardens & Plentiful Private Parking
- Panoramic Fell Views
- Situated on the Fringe of the Lake District National Park
- Stunning Dining Room / Kitchen
- Convenient Location Close to Transport Links
- Found in Excellent Condition Throughout
- Modern Garage, Carport & Workshop

Situated on the edge of the Lake District National Park, Lane End is a beautifully renovated and extended 2/3 bed bungalow, offering breath-taking views of the Lake District and North Pennine fells. Set on an immaculately maintained plot, the property spans 1,791 sq ft and combines contemporary living with idyllic rural surroundings.

Just a 20-minute drive from Penrith, Lane End provides the perfect balance of peaceful seclusion and easy access to local amenities and transport links.

Inside, the home boasts spacious, light-filled living areas thoughtfully designed for comfort and style. Outside, are beautiful landscaped gardens, a garage, carport, and generous driveway offer ample off-road parking for multiple vehicles.

From Penrith leave via Castletown and follow the road over the motorway and on to Greystoke. In the centre of the village, turn right and then on the outskirts take the left fork for Johnby. Head straight through the village and then continue through Greystoke Forest until reaching a crossroads. Proceed straight across here and Lane End is a short distance along this road on the left hand side and can be identified by out a Lakes Estates 'For Sale' sign. The postcode is CA11 0XY What 3 Words: symphony.erase.shelf - Look for the well with How Hill Farm sign - Picture online



Guide price £475,000



Entrance Hallway

Front door leading into the entrance hallway leading to:

Lounge

15'10" x 11'7" (4.85 x 3.55)

The lounge has a large window overlooking the front garden.

Studio

9'3" x 19'6" (2.83 x 5.96)

Accessed through the lounge, the studio is filled with natural light, benefitting from a skylight and external door to the decking. The impressive floor to ceiling window takes in breathtaking views of Carrock Fell & Blencathra.

Principal Bedroom

18'0" x 11'8" (5.49 x 3.57)

The principal bedroom is rear aspect and a comfortable, spacious double.

Kitchen Diner

15'5" x 24'0" (4.70 x 7.33)

A modern, contemporary kitchen, with bifold doors opening out on to the decking.

Rear Hallway

Utility

4'8" x 6'4" (1.44 x 1.95)

A useful utility room, drying room and w.c.

Study/Occasional Bedroom

8'4" x 22'3" (2.56 x 6.80)

There is a space saver staircase leading up to a versatile study / bedroom. The feature is a Velux Cabrio window.



Bedroom Two 8'5" x 11'0" (2.58 x 3.37)
The second bedroom is front aspect and a spacious double.

Garage 8'6" x 16'2" (2.61 x 4.95)
Large garage with a workshop to the rear with power and lighting. Can comfortably house a vehicle.

Workshop 16'10" x 9'11" (5.15 x 3.03)
The workshop is accessed via the garage and from a stable door to the side of the property and has a window to the rear.

Outside
Landscaped gardens with wooded area and pond. There is ample private parking.

Directions
From Penrith leave via Castletown and follow the road over the motorway and on to Greystoke. In the centre of the village, turn right and then on the outskirts take the left fork for Johnby. Head straight through the village and then continue through Greystoke Forest until reaching a crossroads. Proceed straight across here and Lane End is a short distance along this road on the left hand side and can be identified by out a Lakes Estates 'For Sale' sign. The postcode is CA11 0XY What 3 Words: symphony.eradicate.shelf - Look for the well with How Hill Farm sign - Picture online

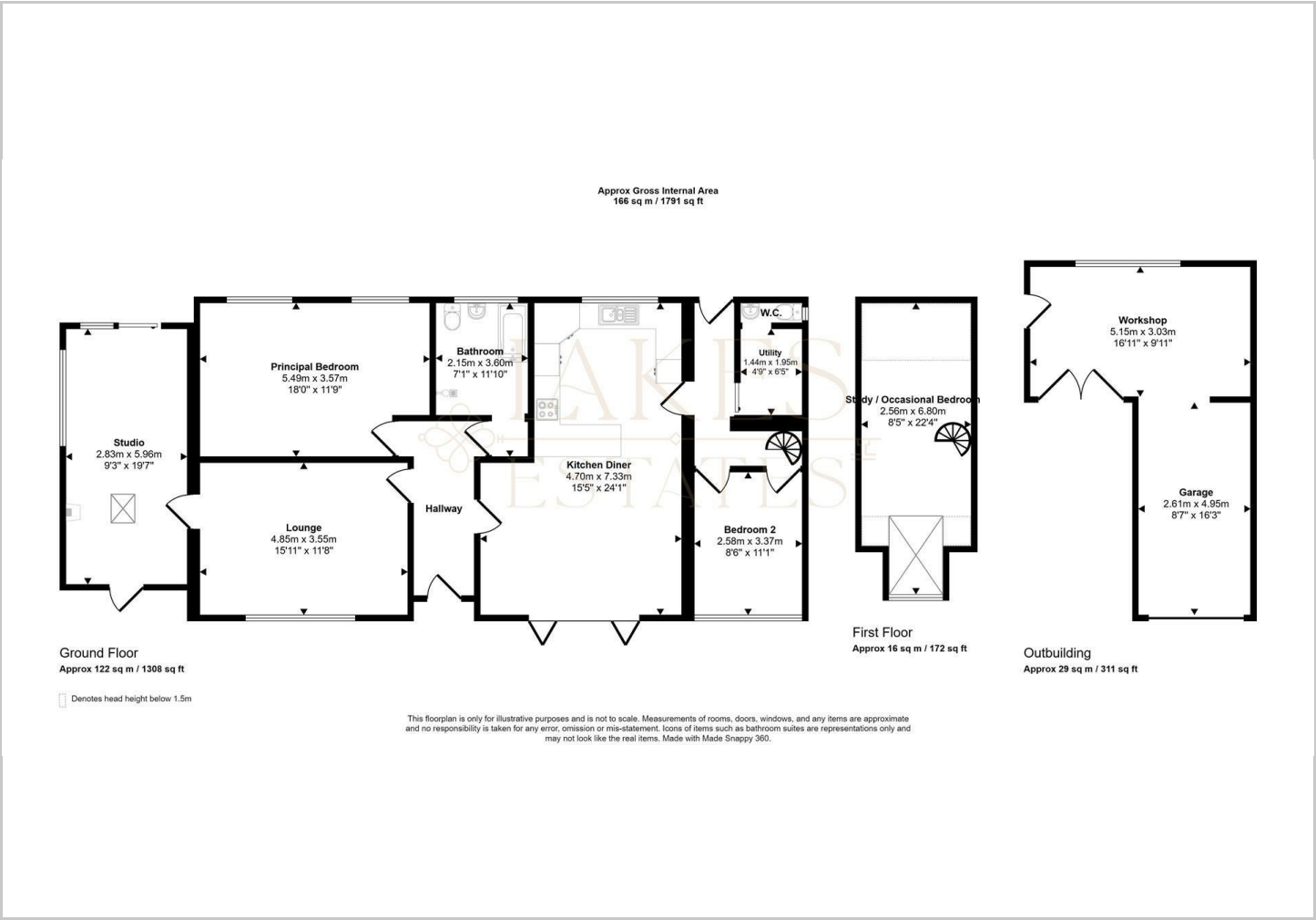
Services & Additional Information
Mains water & electricity. Oil fired central heating. Drainage to a septic tank.

Please Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

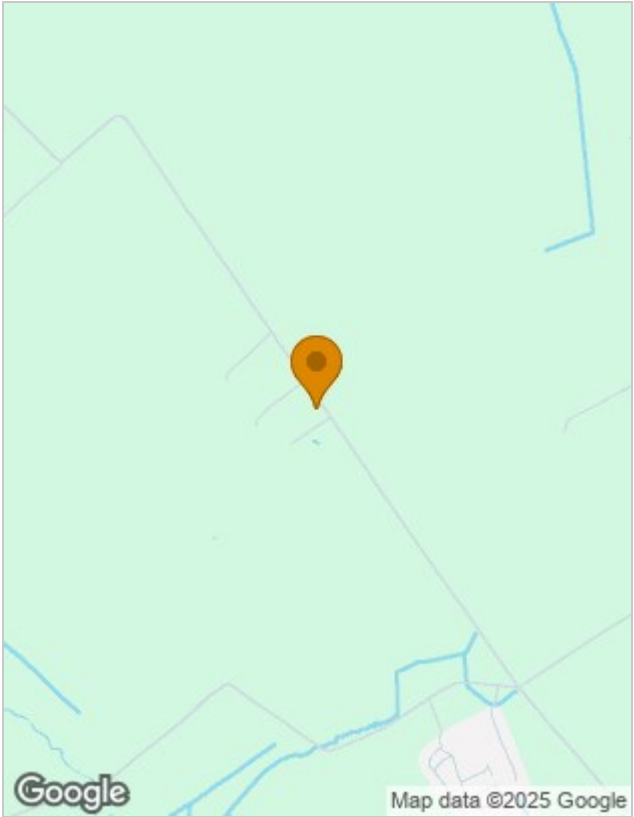




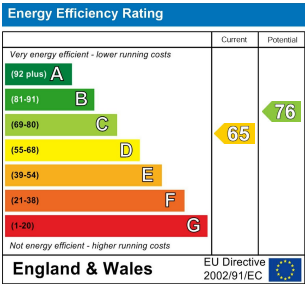
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.