



Great Eskrigg End, Old Hutton  
£965,000





## Great Eskrigg End

Old Hutton, Kendal

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Detached Farm House with Stables, 8 Acres and Barns
- Six bedrooms, Kitchen/Diner, Lounge with multi fuel stove
- Storage sheds and Double garage
- Study, Utility room
- Family Bathroom and separate WC.
- Oil fired central heating and double glazing
- Abundance of character features such as exposed beams and lintels throughout. Quiet Hamlet



Situated in the tranquil hamlet of Eskrigg End, it offers the perfect blend of rural living and modern convenience. The property spans four floors, providing ample space for comfortable living. With six bedrooms, there's room for the whole family. **EQUESTRIAN FACILITIES** Horse enthusiasts will appreciate the large stable block along with the 8 grazing acres, barns, and workshops. Nestled between the bustling market towns of Kendal and Kirkby Lonsdale, Eskrigg End offers tranquilly without sacrificing accessibility. Imagine waking up to breathtaking views of rolling countryside every morning. Discover delightful period features within the house. From exposed beams to charming fireplaces. The property boasts generous, well-maintained gardens, perfect for outdoor gatherings, gardening, or simply enjoying the fresh air. No No need to worry about parking space—there's plenty available. Don't miss out!

#### **ENTRANCE**

The part-glazed uPVC door leads into the hall.

#### **HALL**

9' 11" x 7' 4" (3.02m x 2.24m)

The L-shaped hall has timber doors to the cloakroom, lounge, dining room, study, and kitchen/diner. There is a radiator, stairs leading down to a storage space which has a built-in cupboard housing the oil-fired boiler, and then a door to the utility room. Stairs rise up to the first floor.

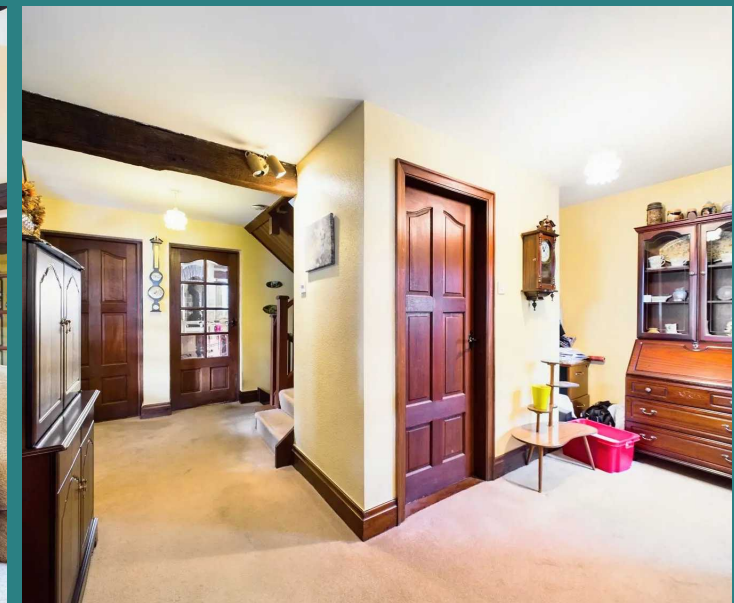
#### **CLOAKROOM**

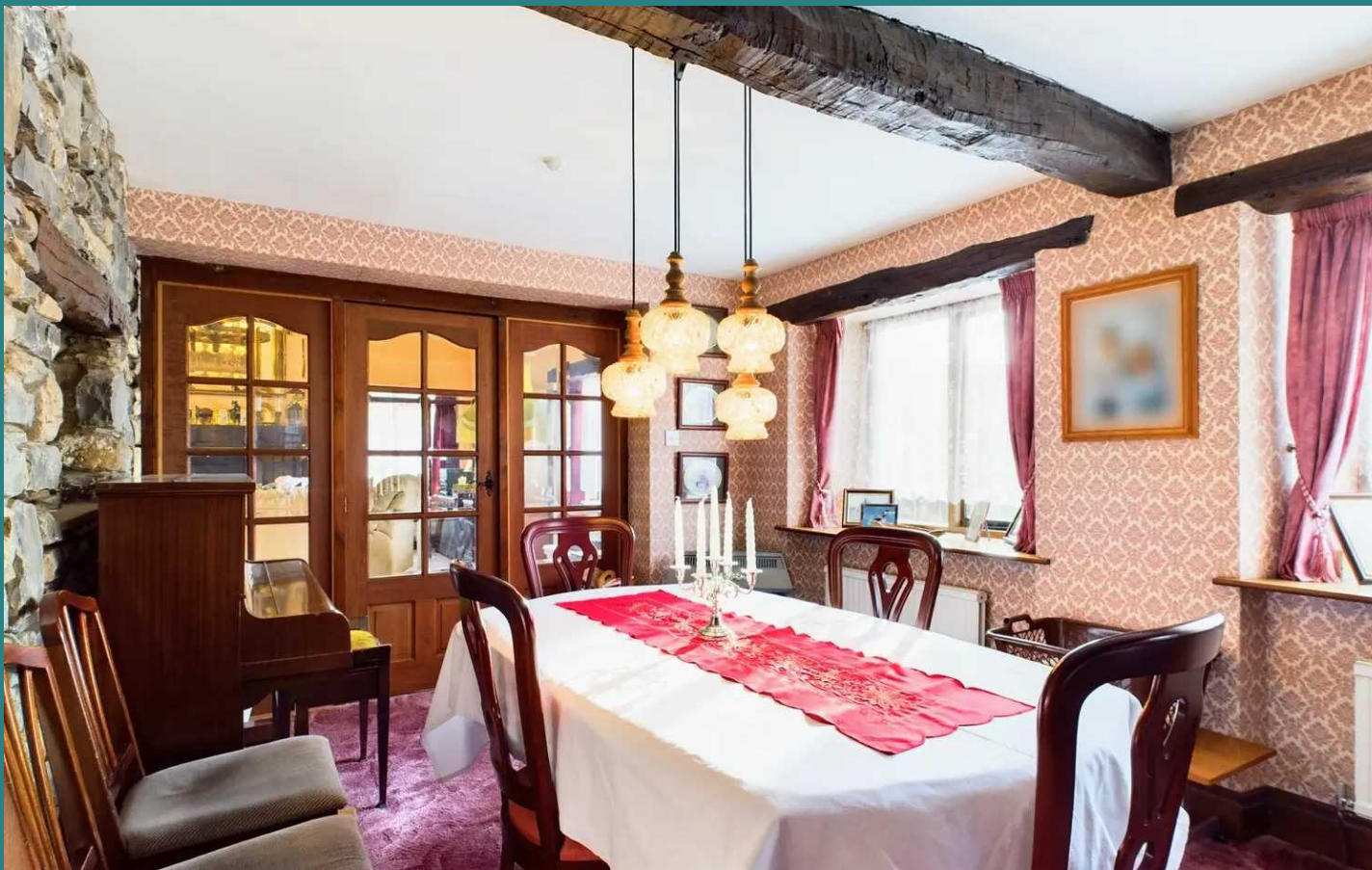
The suite comprises a WC and a vanity sink.

#### **LOUNGE**

18' 6" x 18' 6" (5.64m x 5.64m)

This impressive room has a large recessed fireplace housing a multi-fuel stove with exposed stone sides, a stone hearth, and a timber mantle. uPVC doors lead to the patio outside the front door and dual-aspect timber double-glazed windows, one with a built-in seat. There is a display alcove, two radiators, and double timber doors with glazed panel alongside to the dining room.





### DINING ROOM

14' 11" x 10' 0" (4.55m x 3.05m)

The cosy dining room has two radiators and two timber double-glazed windows and there is a feature opening between this room and the hall.

### STUDY

13' 11" x 12' 0" (4.24m x 3.66m)

This room has an exposed stone open fireplace with a timber mantle and stone hearth, a radiator, and a timber double-glazed window.

### KITCHEN

22' 1" x 12' 1" (6.73m x 3.68m)

The fitted kitchen has a range of timber-fronted storage units with a complimentary worktop incorporating a 1/2-bowl stainless steel sink, a hob with an extractor hood over, an integrated double oven, and an integrated under-counter fridge. There is a radiator, dual-aspect timber double-glazed windows, and a timber stable door to the garden. The dining area has a Stanley multi-fuel cooker, a serving hatch to the dining room, and a timber double-glazed window.

### UTILITY ROOM

14' 9" x 12' 0" (4.50m x 3.66m)

This is a very useful space with a worktop and stainless steel sink, power, light, and plumbing for a washing machine. There is access to a storage space, a timber double-glazed window, and a step up to an timber door to the garden.

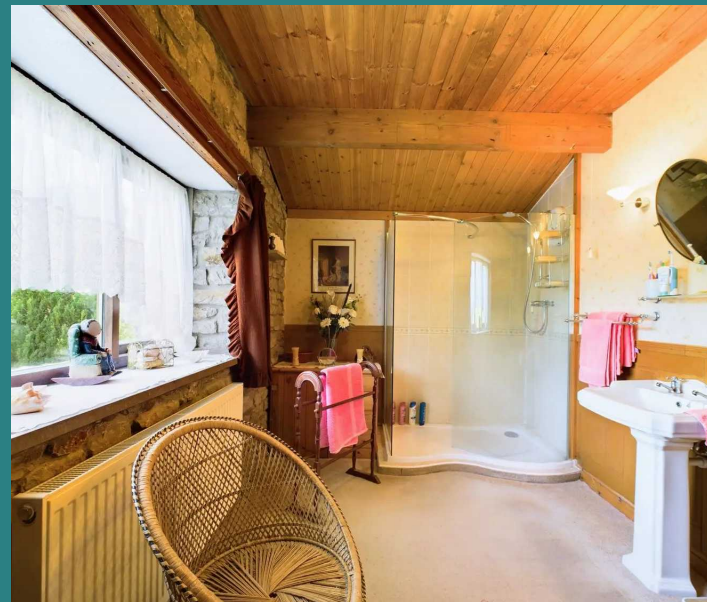
### FIRST FLOOR LANDING

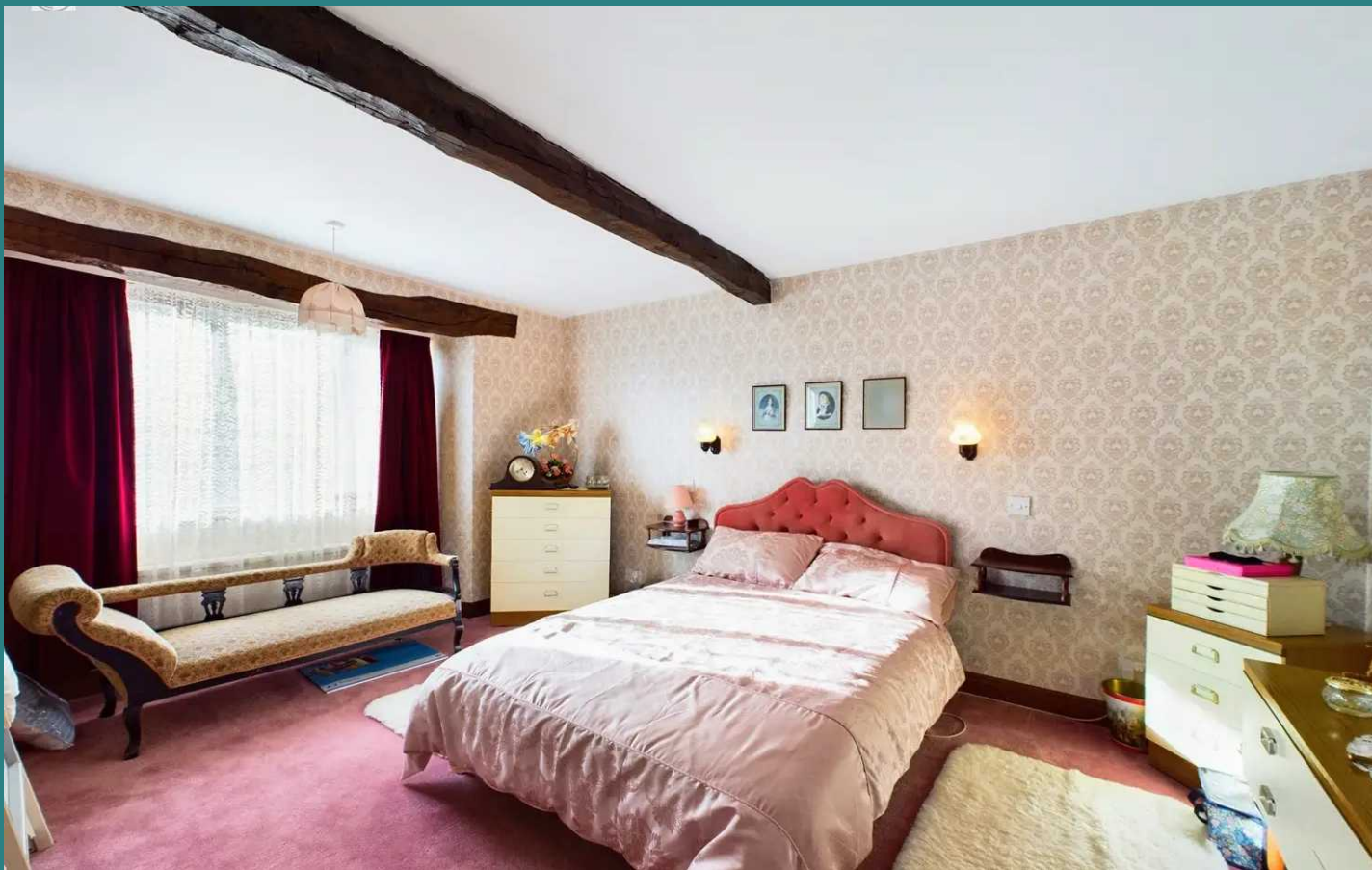
Doors lead to the bathroom and separate WC, stairs rise to second floor and double doors open to a shelved airing cupboard housing the hot water cylinder.

### BATHROOM

14' 9" x 7' 10" (4.50m x 2.39m)

The suite comprises a slipper bath with shower tap, a large walk-in shower cubicle, and a pedestal wash hand basin. There is also a radiator and a timber double-glazed window.





#### SEPARATE W.C.

7' 2" x 3' 6" (2.18m x 1.07m)

With a WC and wall-mounted wash hand basin, and there is a timber double-glazed window.

#### SECOND FLOOR LANDING

Doors open to four bedrooms, and stairs rise to two further bedrooms.

#### BEDROOM ONE

15' 11" x 12' 7" (4.85m x 3.84m)

This double room has a radiator, access to a good-sized storage space, and a timber double-glazed window overlooking the garden.

#### BEDROOM TWO

14' 1" x 12' 7" (4.29m x 3.84m)

This second double room has a radiator, a vanity sink with storage, and a timber double-glazed window.

#### BEDROOM THREE

14' 11" x 10' 3" (4.55m x 3.12m)

This further double room has a radiator, a vanity sink with storage, and a timber double-glazed window.

#### BEDROOM FOUR

15' 4" x 8' 0" (4.67m x 2.44m)

This single room has a vanity unit with a wash-hand basin and storage, a radiator, and a timber double-glazed window.

#### BEDROOM FIVE

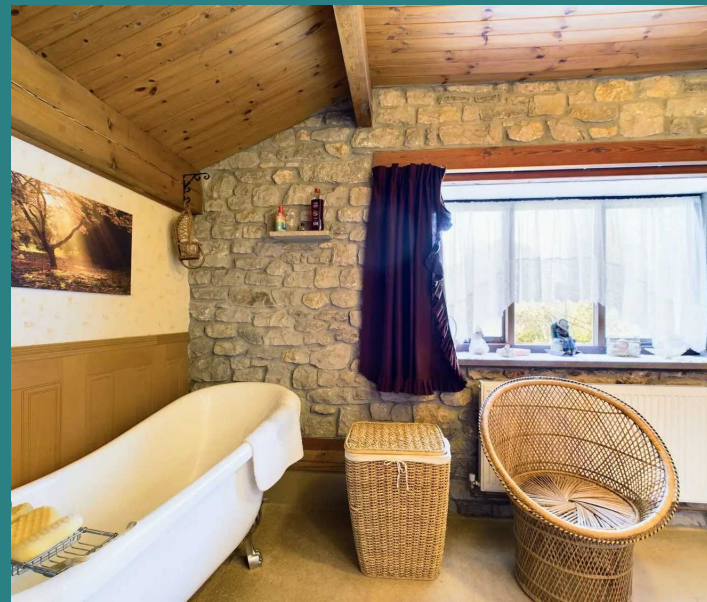
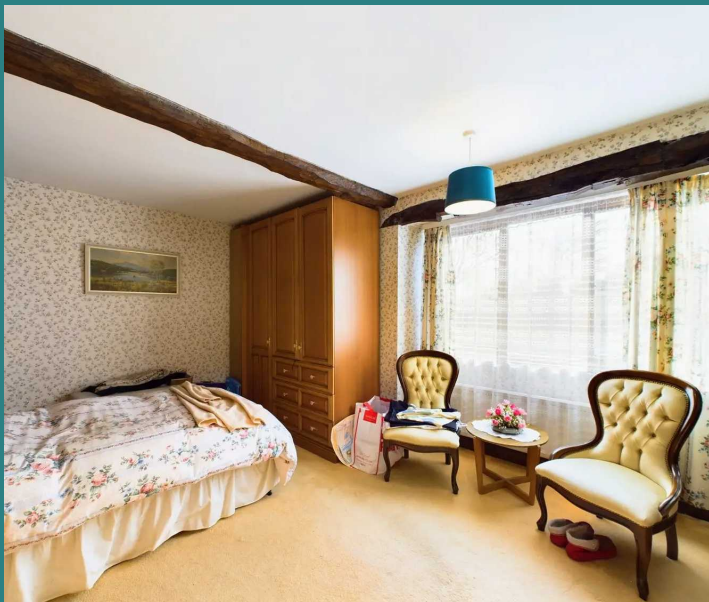
24' 5" x 14' 11" (7.44m x 4.55m)

Extending the width of the property, this room has a velux window, a timber double-glazed window.

#### BEDROOM SIX

18' 1" x 12' 6" (5.51m x 3.81m)

With a restricted head-height door, this room has two velux windows and access doors to under-eaves storage.



## GARDEN

To either side of the property is gated off-road parking. There is gated access and steps up to the front patio and entrance door. A path leads around the side of the property, and a gravel path winds through the garden with lawns to the timber summer house and fields beyond. Continue along the gravel path past a large pond, greenhouse, and timber garden shed over a small stream with a decked bridge. There is a stone-built wash house with two WC cubicles and separate shower and two wash hand basins. Coal bunker, a timber arbour with seating area, a wood store and a stone-built shed housing the oil tank which was upgraded approximately seven years ago. INCLUDED IN THE SALE - There are three storage sheds next to the double garage, one housing the septic tank controls. There are two good-sized barns and ten stables as well as approximately eight acres of fields. ADDITIONAL INFORMATION - There is public footpath through the garden to Town House, a neighbouring farm. Outside there is a wayleave agreement for the water pipes which feed the field sinks on the neighbouring land, there is also a wayleave for the pipes that supply the two neighbouring houses which come through the field and not the garden, there is also a wayleave for the B4RN ducting which also comes through the field.

### Double Garage

The double garage has two up and over doors, power and light.

Travel along Burton Road, passing the Leisure Centre, and at the junction, bear slightly left onto Oxenholme Road. At the first roundabout, take the first exit to stay on Oxenholme Road, and at the second roundabout, take the first exit to stay on Oxenholme Road. Follow this road, passing over the railway line and the Station Inn. Continue for approximately 1.4 miles to Middleshaw and turn left at the sign for Ewebank. Continue along this road for approximately .9 miles, passing the Sub-Station onto Eskrigg End Road, where the property is located on the left-hand side.

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## Arnold Greenwood Estate Agents

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