



2 Ashes Barn
New Hutton | Kendal | Cumbria | LA8 0AS

FINE & COUNTRY

2 ASHES BARN



Ashes Barn was split into three individual properties back in 1995, the current owner has updated the characterful conversion and using a gentle palette of colours inspired by nature and the countryside setting has successfully created a calm, peaceful and light filled home that is both inviting and contemporary. With well appointed, spacious and attractively presented accommodation set over three floors there is a versatile layout which offers flexibility. The main living rooms are all on the first floor, the elevated position ensuring that the views can be best enjoyed. The flow of sitting room, dining room and kitchen is sociable and lends itself to both family life and also entertaining. The bedroom accommodation is split between the ground floor and the second floor. It's a layout that works well; the two double bedrooms on the ground floor rooms would be perfect for teenagers or guests as there's a degree of independence on offer with a bathroom and utility room (which could be upgraded to a small kitchen). The spacious principal bedroom is on the second floor as well as the fourth double bedroom with Jack and Jill style shower room.

The space on offer externally is well balanced with the generous interior, there is extensive parking, a double garage and a delightful and sunny garden with a choice of three seating terraces, well stocked beds and a productive kitchen garden and greenhouse enabling you to embrace the good life, grow your own and live off the land. In total the plot measures c.0.44 acre.

Highly accessible for road and rail networks, Ashes Barn offers you the opportunity for a quite life in the country whilst remaining eminently connected.

"What will I miss? Everything, especially the views. There's a wonderfully extended aspect across the garden and fields. With the changing seasons, the weather and the stock in the fields, the outlook is always different."













Location

Country living without the isolation, whether you need to travel for business or love to get out and about for pleasure, transport links are to hand. Ashes Barn is equidistant between access to the national road and rail networks; just 3 miles in opposite directions will take you either to J37 of the M6 or Oxenholme station on the main West Coast line.

New Hutton has the benefit of three great towns nearby for amenities. Kendal (known as the Lakeland gateway town), Sedbergh (a book town) and Kirkby Lonsdale (the gem in the crown of the Lune Valley) have much to offer in terms of retail, social and commercial opportunities. If you have children of school age there are good schools to be found locally. Doctors' surgeries are in both Kendal and Sedbergh and there's a hospital in Kendal.

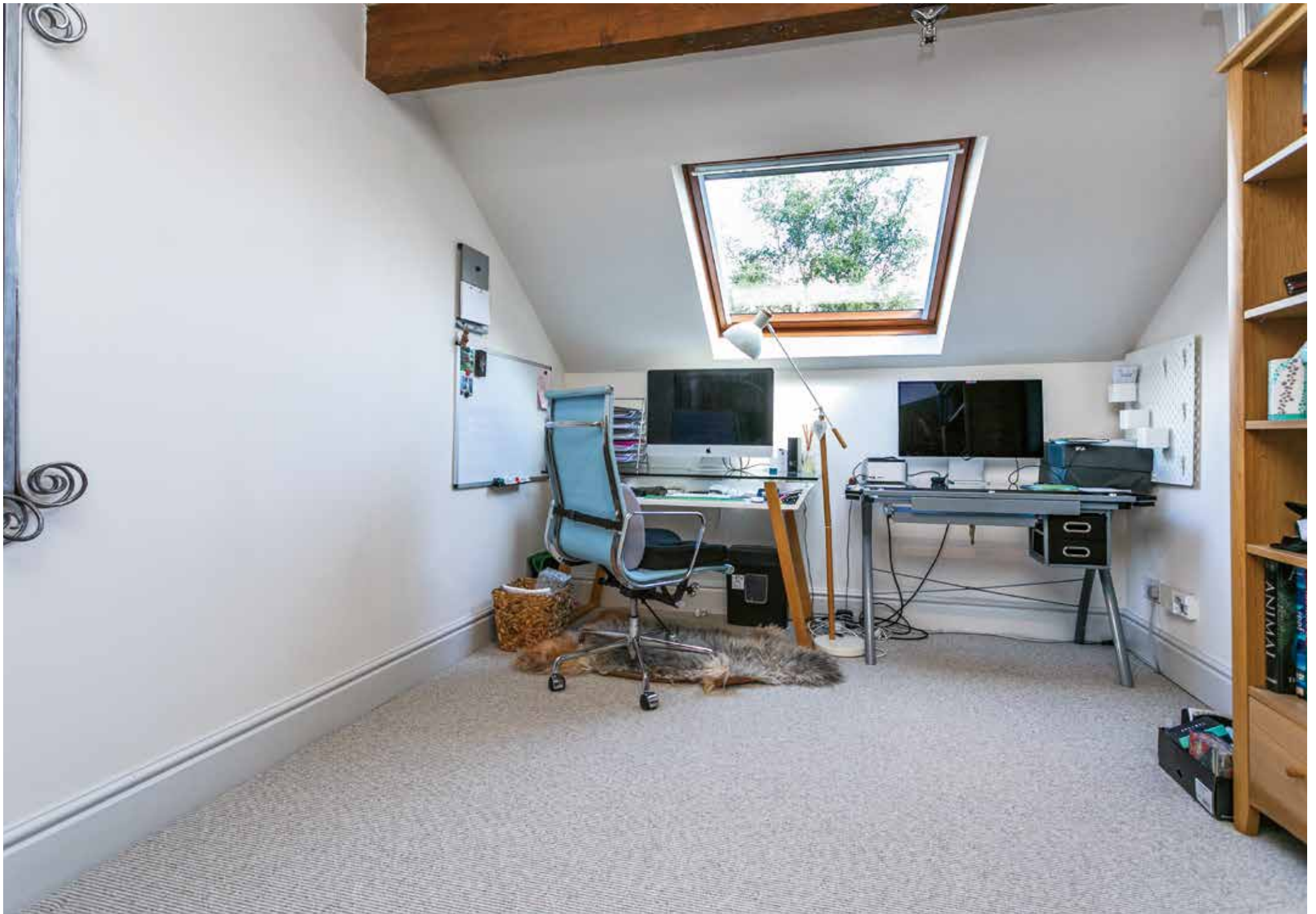
"I was attracted by the peace and quiet of the setting and yet within a few miles you can be in busy towns, on the motorway or at the station. Outdoor adventures are a passion and here you have a foot in both National Parks, to have all of the fells and valleys of the Yorkshire Dales and Lake District within easy access is just a joy, there's always somewhere new to explore with plenty of wonderful pubs and coffee shops dotted about too. People tend to move to New Hutton for a quiet life. There are neighbours but because of how the barn is divided the house and garden aren't overlooked and it's a private place to live, everyone is very respectful. I like the fact that people are there if needed or to keep an eye on the house when you go away, but we don't live in each other's pockets."











Step inside

A lovely feature of many Cumbrian barns is the slated verandah along the front elevation of what would once have been the shippens housing the cattle; when converted they make a sheltered seating area. Here at Ashes Barn, glazing panels have been added to allow light into the ground floor rooms. As the barn faces east and enjoys the morning sun this verandah makes a great place for a leisurely pot of coffee with the weekend papers. It's also ideal if you enjoy eating outside but need to factor in the vagaries of the weather.

Stepping inside through the fully glazed door, the spacious and light hall is not so much an entrance as a room in itself. Hardwearing and practical natural riven slate floor tiles in hues of terracotta complement the rich tones of the pine skirting boards and window cills. The windows throughout are double glazed with hardwood frames, many sit under exposed wooden lintels, the texture and patina of the natural wood reflected in the ceiling beams to be found in a lot of the rooms. The staircase balustrade and indeed much of the internal joinery has been painted in Farrow & Ball's ammonite, a warm shade of very pale grey. There's a useful understairs store, indeed, it's worth noting that the barn offers great storage on every floor, which let's face it, is always appreciated.

There are two double bedrooms on the ground floor; the largest has French windows to outside. The smaller of the two has a lovely view through the verandah to the garden and fells beyond; a tranquil view to wake up to. There's a loo on every floor. The bathroom was refitted in 2021 by Signature Bathrooms and provides a touch of contemporary luxury with high quality Villeroy and Boch sanitaryware, Hansgrohe fittings and porcelain stoneware tiles along with atmospheric lighting. Here is the perfect place for a leisurely soak in the double ended bath but if time doesn't permit then there's a large shower cubicle. For ease of cleaning, both the WC and wash basin are wall hung and there is a heated towel rail. Also on the ground floor is the utility room. With a sink unit and fitted cabinets, there is plumbing for a free standing washing machine (Samsung). If a greater degree of independent living was called for, this room would easily upgrade to a small kitchen.

With a nod to the Cumbrian location, the stairs have been laid with a Brockway Lakeland Herdwick wool carpet, the pale grey complementing the internal paintwork. Climb the stairs and look right, there's a fabulous tall window in the gable end which allows natural light to flood into the stairwell and onto the first floor landing.

Lighting at the first floor and as the stairs continue upwards there's a second under stairs cupboard. The living accommodation is all on this level and has a circular flow ensuring that whilst the sitting room, dining room and kitchen are all separate spaces they feel connected and work well together to offer a sociable arrangement; perfect for everyday family life or when entertaining. The L shaped sitting room is a cracker of a room, big, bright and light it enjoys the morning sun. The views are far reaching and as the day draws to an end, there are great sunsets to be enjoyed. If you enjoy the crackle of an open fire, then the fireplace will appeal; with a hardwood surround and dark slate hearth there's an open grate. The wall lights are all set on slate plinths, again, a clever choice to reflect the natural surroundings. Double doors open to the dining room where the floor is lacquered maple. The dining room then opens to the kitchen where classic panel doors have been painted cream and the worktops, upstands and window cill are all granite. There's a corner carousel to maximise the use of space and all doors and drawers are soft close. Appliance wise, the keen cook will appreciate the Falcon range cooker and there is an integral fridge and dishwasher (both Bosch). Like the bathroom, the sleek and stylish cloakroom also has Villeroy and Boch sanitaryware with Hansgrohe fittings. Fully tiled and with a matt black heated towel rail, it's another installation by Signature Bathrooms added by the vendor.

Onwards and upwards to the second floor, the tall stairwell window providing a delightful aspect over the fields towards the village church of St Stephen. Originally three bedrooms and a shower room, the space has been reconfigured to provide one generous principal bedroom and a second double. The shower room has doors from both the main bedroom and the landing so it offers flexibility depending on your requirements.

The principal bedroom has two east facing windows; lie in bed, cup of morning tea to hand, gaze hypnotically out at the view and contemplate the day ahead. What a marvelous start to any day! There's certainly no need for curtains at this height, you're not overlooked and it would be a shame to waste a moment of this magical pastoral view. A chair has been positioned in front of one of the windows, we are reliably informed it makes the perfect place to curl up with a coffee and while away an hour, catch up with emails or devour the next chapter of your book. The carpet is plush, a tactile treat for bare feet and one entire wall is fitted with floor to ceiling solid oak wardrobes.

For comfort, the shower room has underfloor heating and a sleek heated towel rail. There are stylish contemporary fittings; a floating vanity unit, a shower cubicle and WC. Once again, the sanitaryware is by Villeroy and Boch with Hansgrohe fittings. The fourth double bedroom has a Herdwick wool carpet and a large north facing Velux skylight which looks over to the church, the quality of light here is particularly good; it makes the ideal work space. In this room there's a door to the under eaves space for easy to access storage and a walk in cupboard on the landing proves to be the ideal drying area, again, all excellent storage. Barn conversions can be dark, not so here. Windows are generous, rooms are well proportioned. The look is one where contemporary meets character to provide a comfortable modern and well equipped family home, all within a traditional setting.

"When I first saw the house I was struck by how light it was. There's a great feeling of space and a real connection with the garden and view. It allows me to live indoors but be connected with nature and the changing seasons. The thick barn walls make the house toasty warm in the winter and delightfully cool in the summer. The sitting room is probably my favourite room; it's an interesting space with plenty of character, the view is good and in winter it's particularly cosy with the fire lit. To have so much space in the main bedroom is also wonderful, it was formerly two rooms; it's a bit like having a suite. I have the second bedroom on the top floor as an office so I have the floor to myself. It's lovely, especially when I have guests as they have the ground floor bedrooms meaning they have their own space and privacy."







Step outside

If a garden is more than just outside space for you, then the garden here will no doubt appeal. The owner is a keen gardener which is evident in the planting and careful tending which has created a relaxed and informal setting for the barn. The entrance is gated with a cattlegrid whilst the garden itself is bordered by stone walls so for young children and dogs it can be enclosed, safe and secure offering peace of mind.

Whether it's a solo coffee, an alfresco lunch for two or evening drinks round the firepit for a crowd there is an outside area that's ready for purpose. You've three seating areas to choose from.

The Lakeland flagged terrace under the verandah is a lovely place to sit, whatever the weather. At the far end of the garden, occupying a choice south and west facing position is a seating terrace laid with riven slate and partially covered with a semi-permanent powder coated steel framed outdoor sail awning. At the height of summer this provides a welcome shaded seating area. There's room for a variety of seating options here – a relaxed low level sofa as well as a dining set up. Set up a fire pit and enjoy the sunsets with a glass of something chilled. Perfect. Adjacent to this terrace is a trio of silver birch trees, a mighty oak and a selection of evergreen flowering shrubs.



Between these two seating areas is a third, a circular terrace laid with riven natural slate. Nearer the house it's a great choice for alfresco dining and is surrounded by established planting including a pergola covered by climbing dark pink roses. There's a super view from here down the garden to the fell.

If you are experienced at growing your own fruit and vegetables or keen to try your hand then there's a comprehensive set up here. The productive veg and herb garden has twelve larch wood raised beds and there's an established rhubarb patch and bed of strawberries. The greenhouse (6' x 8' powder coated with staging and automatic vent) is currently home to not just tomatoes but cucumber, aubergine and basil plants. Within the garden there are apple, pear and cherry trees and gooseberry and blackcurrant bushes. There are water butts dotted around, a selection of compost bins and a cold frame.

There is a pair of purpose built outhouses, constructed of block with stone facing, slated roofs and wooden doors. One houses the boiler and offers space for garden storage, the second houses the oil tank.

The double garage has an electric up and over door, there's extensive shelving and a workbench with plenty of space for a freezer. Power, light, water and a skylight.

There's certainly no shortage of parking, flanked by drifts of fragrant lavender the driveway is laid with limestone chippings and extends to a generous area in front of the garage and house as well as round to the side of the property where a camper van or boat could happily be tucked away.

The gardens are in front of the property and form the first part of the views from the house. Lawns are laid with curvaceous borders which are well stocked with flowering shrubs and herbaceous plants to provide interest and colour all year round all with a backdrop of moss covered Lakeland stone walls. There is a wildlife pond with solar aerator and topped with white lilies.

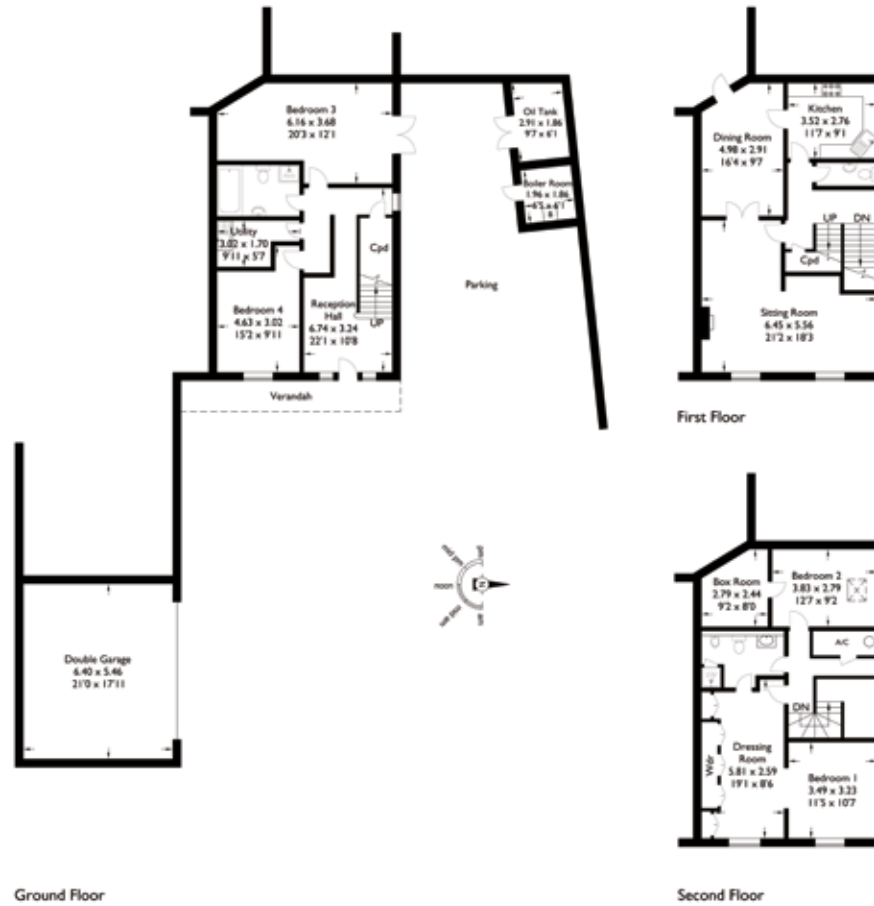


It's a garden for all seasons. I like to spend as much time as possible outside; the terrace at the far end is great if I have friends over as it's away from any other properties so if we make any noise it's only the sheep that are likely to hear!

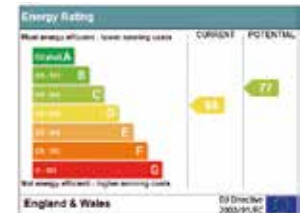


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Approximate Gross Internal Area : 206.41 sq m / 2221.77 sq ft
 Garage : 34.94 sq m / 376.09 sq ft
 Total : 241.35 sq m / 2597.87 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 29.06.2023



FURTHER INFORMATION

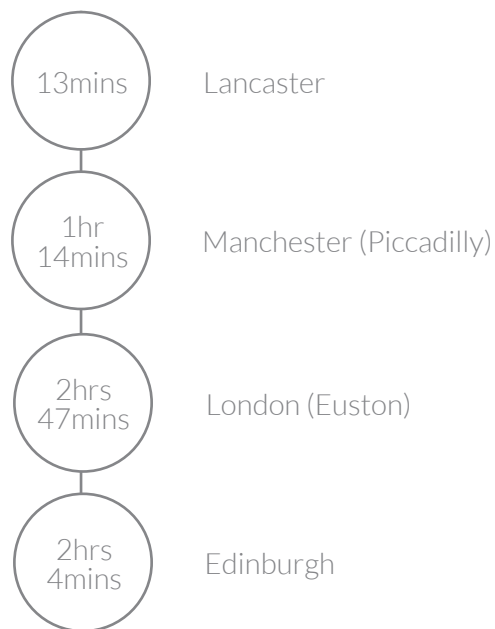
On the road

Kendal	5 miles
Sedbergh	8 miles
Kirkby Lonsdale	10 miles
Windermere	13 miles
M6 J37	3 miles
Oxenholme (railway station)	3 miles
Manchester	78 miles
Leeds Bradford airport	62 miles
Manchester airport	85 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys

Based on approximate direct train journey durations from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity (smart meter fitted) and water (metered).

Oil fired central heating from a Worcester oil boiler in the outhouse. In the adjacent outhouse, a 1700L oil tank with wireless level monitor in kitchen

Drainage to a septic tank (shared with No.1 and 3 Ashes Barn) with 33% contribution to annual maintenance and repair. The tank is discreetly located within the garden.
Security alarm.

Directions

what3words: [///again.airbase.these](https://www.what3words.com/again.airbase.these)

Use Sat Nav LA8 OAS with reference to the directions below:

Leave the M6 at junction 37 and follow signs for Kendal on the A684. Take the fourth turning on the left; it's a small crossroads signposted for New Hutton. There's also a brown sign for The Ashes caravan park at this junction. Nearing the village you'll spot the church on your left and also the village institute on the right. Continue for around 200 yards and bear left round the corner, Ashes Barn is on the left. Continue past and it's the second drive on the left with a name plate on the right of the entrance. You've arrived. Turn in through the gated entrance and over the cattlegrid and follow the lavender edged drive up to the house.

Internet Speed

Full fibre gigabit broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Local Authority

Westmorland and Furness Council

Local leisure activities

Golf courses at Sedbergh, Kendal, Kirkby Lonsdale and Casterton
Sports and recreational facilities offered by Sedbergh School
Theatre and cinema at The Brewery (Kendal)
Sizergh Castle (National Trust), Levens Hall, Leighton

Hall and Holker Hall
Kendal Snowsports Club
Pool and gym facilities at the Leisure Centre and Castle Green Hotel (Kendal)

Local eateries

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection.

Informal dining, cafes and pubs

The Black Bull and The Dalesman Country Inn (Sedbergh)
The Royal Hotel, The Sun Inn, No.9, Avanti and Botanica amongst many others (Kirkby Lonsdale)
The Plough (Lupton)
Hare & Hounds (Levens)
Wheatsheaf Inn (Brigsteer)

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling (Windermere)
L'Enclume and Rogan and Co (Cartmel)
Heft (High Newton)
The Old Stamp House Restaurant (Ambleside)
Forest Side Hotel (Grasmere)

Great walks nearby

This is classic walking country so if you like to stretch your legs you have hit gold.
Right from the door – the owner tells us you can walk for miles and miles on a network of lanes and footpaths over fields, “it's perfect for dog walking, running and cycling”.
Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) and Wainwright's 214 Lakeland fells to conquer.
For bracing sea air there are great coastal walks on offer too in the Arnsdale and Silverdale AONB, on the Lake District Peninsula beaches, as well as along the promenades at both Morecambe and Grange over Sands.

Schools

Primary

Old Hutton CoE Primary School
There are several primary schools in Kendal
Sedbergh Primary School
Sedbergh Preparatory School (Independent school), Casterton
St Mary's CoE Primary School

Secondary

Settlebeck School (pupils aged 11-16) and Sedbergh School (Independent school)(Sedbergh)
Queen Elizabeth School and QEstudio (Kirkby Lonsdale)
Queen Katherine School and Kirkbie Kendal School (Kendal)

Further education

Kendal College

Included in the sale

Fitted carpets, curtains, black wrought iron curtain poles with shepherd's crook detailing, blinds, light fittings, integral kitchen appliances and the Falcon 1000 Deluxe Induction cooker. Some items of furniture and the free standing domestic appliances would be additionally available by way of further negotiation. Please ask the Agents about any items of interest.

Guide price £650,000

Council tax band - G

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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