



1 Holmescales Cottage
Old Hutton | Cumbria | LA8 0NB

1 HOLMES CALES COTTAGE



*Contemporary chic meets
country casual and get on
famously in this characterful
cottage.*



Welcome to 1 Homescales Cottage, Old Hutton, Kendal, LA8 0NB

Contemporary chic meets country casual and get on famously in this characterful cottage.

This semi detached period cottage has been enhanced with a sizeable extension to create a generous country home that starts with a spacious reception hall and cloakroom, a sociable and airy open plan living kitchen with a real 'wow' factor where family and friends can gather, a cosy snug, practical utility room and coat store. Adding versatility to the layout, the principal bedroom is on the ground floor and has an ensuite shower room. Rising to the first floor and there are four further double bedrooms and a family bathroom. Thoughtful colour and design choices have been selected to ensure that the entire space has a harmonious flow both in style and colour palette making it a delight for modern day living.

The outside space is enclosed and offers a detached double garage, extensive parking, a sheltered seating area and a paddock, in total the property amounts to c.0.77 acres.

A quiet and peaceful setting that offers calming views of greenery drenched open spaces and all the benefits of country life with a host of walks right from the door. The location is far from isolated being set between the Lakeland gateway town of Kendal and the Lune Valley gem of Kirkby Lonsdale. It is also extremely convenient for getting onto the M6 motorway at J36 and for catching a train from Oxenholme station. Surely the best of both worlds?

“ We moved out of an urban location to come here and were seeking a peaceful and quiet setting to raise a growing family and enable our three children to enjoy more space and freedom. We've loved every minute of life here, but now work is taking us in a new direction; it's time for a new chapter and so with a certain degree of reluctance, we're moving on.”





Location

Old Hutton is not so much a single village as a collection of five scattered hamlets, the cottage itself is almost equidistant between Kendal (at just over 5 miles away) and Kirkby Lonsdale (a little further, but still under 8 miles distant). Old Hutton Village Hall brings the community together with pub nights, 'The Drop Inn', regular visits from the fish and chip van, as well as film club and live music events. There's a primary school in the village which is a great asset if you are moving with little ones and a choice of secondary schools in various directions.

Kendal is a well serviced market town with a choice of secondary schools as well as a further education college. The town offers a range of health and wellbeing providers; a hospital (located on the south side of town, so handy for Old Hutton), doctors, dentists and opticians' surgeries, hairdressers and barbers, beauty salons and for the pets in your life, a choice of vets. There's also a full range of professional and commercial services. The busy high street offers a good selection of both national chains and independent retailers and for eating out there is a everything from historic tea and coffee shops to contemporary bars, cafes and restaurants. In the heart of the town, Brewery Arts provides a venue for live music, theatre and cinema. Grocery shopping is covered by the full range of supermarkets including a branch of Booths, all backed by a thriving artisan street market on Saturdays.

Kirkby Lonsdale is a popular market town, a tourist hotspot with independent shops and a great choice of places to dine out or meet friends for a coffee or perhaps something stronger. There are schools here as well as doctors' and dentists' surgeries.

Old Hutton is perfectly placed for accessing the wider countryside. A 16-mile drive will take you to the shores of Lake Windermere at Bowness Bay. This brings a wealth of Lakeland villages and activities within easy reach for great days out. You've also the Dales and local AONBs to explore.

“ We needed to be onto the M6 easily for work commitments and with Old Hutton found a location that was rural but not 'in the sticks'. We can be in either Kendal or Kirkby Lonsdale with ease and also discovered that it was the ideal location for venturing into the Lakes for days out without the headache of constantly battling the crowds and traffic had we chosen to live there.”





STEP INSIDE

The present owners bought in 2018 when the cottage was derelict. They loved the location, the setting, the views and the amount of outdoor space meant that there was potential for a large extension to make it into the family house they needed. They finalized plans and set about a project that remodeled the interior, added a two-storey extension to the side and a large single level addition to the rear. Internally the old cottage was brought up to modern day standards and now old and new has a seamless look, so much so that it's hard to see where one ends and the other begins.

Slated topped steps lead to the main entrance. Cross the threshold and the hall is generously proportioned with floor to ceiling windows (it's here that the family's Christmas tree is placed to provide a twinkly glow from outside and also be passed and appreciated most often when inside), an impressive oak and wrought iron staircase rises to the first floor.

Worth noting is the imaginative rustic wooden parquet flooring (much of it oak) that is laid in the hall, snug, cloakroom and downstairs loo. Complementing this are the wide oak boards in the principal bedroom and the use of flags in the main open plan living kitchen, indeed it's in this room where the line between inside and out is blurred as when the bi-folding doors are open, the sandstone paving has been used both in the living area and out in the garden for a continuous look. The utility room and house bathroom have both been laid with hard wearing and practical Karndean, an attractive carpet runner graces the stairs and to provide a touch of luxury underfoot, mid grey carpeting has been laid on the landing and in the four upper bedrooms. Internal doors are contemporary oak panel doors, albeit with a traditional touch thanks to the choice of heritage handles and mock hinges.

The owners have also paid great attention to lighting design with LED downlighters in several rooms and creative use of wall lights in the reception areas and used either side of beds and in place of table lamps in a number of the bedrooms. The colour palette is muted and stylish throughout, chosen to reflect the surrounding colours of nature and in a few rooms, painted wall paneling has been used to great effect.

We find that the decision to have one bedroom located on the ground floor is an increasingly popular one. As a principal bedroom it enjoys a degree of privacy away from the others and is also flexible to give over and accommodate less able guests. All four of the first floor bedrooms are roomy enough to house a double bed. If you don't require five bedrooms there's scope to indulge hobbies or have a dedicated room to work from home.

The sanitaryware styling is all contemporary, in the cloakroom, ensuite shower room and family bathroom and will bring a touch of elegance and luxury to your everyday.

“ Not surprisingly we spend most of our family time in the living kitchen, it's especially lovely in warmer weather with whole of the back wall open to the garden. On a cold or wet afternoon, we enjoy hunkering down in the cosy snug, lighting the stove and watching the TV. “

Simply perfect for entertaining, the large open plan living kitchen is an absolute delight. It delivers space to cook, dine and relax. It's the lightest of rooms, not just because of the glazed wall along the rear elevation, but the large roof lantern is set into the ceiling and allows a rush of natural daylight.

The kitchen fittings are at the same time contemporary and traditional; there's a timeless quality to it. A particularly striking feature is the island unit with oak work surface which extends into a bespoke circular dining table. Adjacent to the kitchen and tucked round the corner is the utility room with a second sink, extra storage and room for your laundry appliances.

The inviting snug really comes into its own as the weather turns and nights draw in. Exposed stone work and paneled walls cocoon the room and calls for hunkering down in front of the wood burner whilst indulging in a film or box set binge.

This is lovely country property, great for everyday but one that also lends itself particularly well to entertaining if you like to open your home and welcome in guests. It is full of character but offers no compromises when it comes to contemporary conveniences to make life comfortable. Views are relaxing, open and green, taking in next door's grazing sheep from the rear elevation and the delightful Barkhouse Beck across the field opposite.

















STEP OUTSIDE

The outside areas are predominantly to the south west of the cottage. Wooden gates open from the lane to a large parking area, laid with limestone chippings. The garage was added by the owners and fits in well with stone facing and a slated roof. It has a pair of electric roller doors, internal power and light.

The main seating area is next to the living kitchen. Enclosed with a retaining wall, it's private, sheltered and has both step and step free access from the parking area. It makes a lovely spot for eating outside, a summer's day barbecue and general relaxation. There would be room to build an outdoor kitchen but why bother when the well-equipped main kitchen is so handy?

Tucked away out of sight behind the garage is a children's play area with a large wooden climbing frame and trampoline (both are included in the sale).

The paddock is fenced and makes the ideal area for children and dogs to run around and to allow free range hens to wander which is just how the present owners enjoy it. If you wanted to plant a heritage orchard or keep a few sheep, it would also work well.

Around the grounds there is lighting, power points and two cold water taps.

The field measures c. 0.54 acres, in total the property is c. 0.77 acres.

“ *The sun is on the front elevation first thing and then moves around the side of the house, the seating area by the kitchen is a real sun trap, it's sheltered and has the afternoon sun. We're creating a second seating terrace to the side of the garage as we've realised it gets the very last of the sun and sitting there we can keep an eye on the children playing on the climbing frame and trampoline.*

The outside space has been wonderful for us as a family, the children have great space and freedom in the field, far more so than if it was a neatly kept lawn! Being surrounded by a farming community has also been really interesting, we are so much more aware of the changing seasons now and what they mean for the livestock, wildlife and nature.





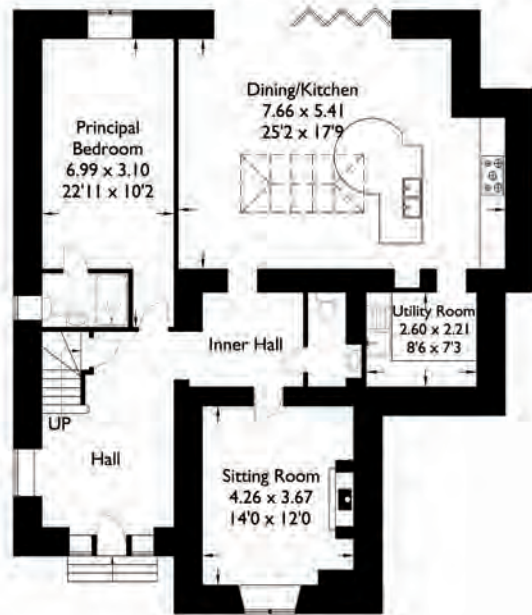


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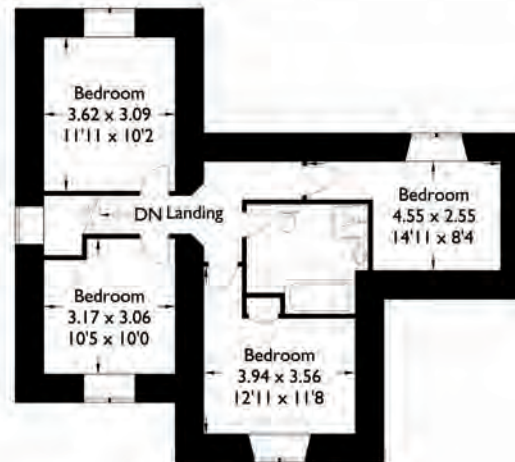
Approximate Gross Internal Area : 173.09 sq m / 1863.12 sq ft

Garage : 47.74 sq m / 513.86 sq ft

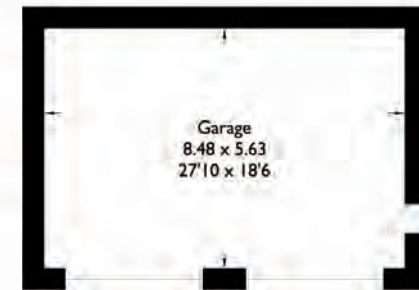
Total : 220.83 sq m / 2376.99 sq ft



Ground Floor



First Floor



Garage

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (46-54)		
F (39-45)		
G (31-38)		
Not energy efficient - higher running costs		
England & Wales		

FURTHER INFORMATION

On the road

Kendal	5.2 miles
Kirkby Lonsdale	7.7 miles
Windermere	15.3 miles
Manchester	69.1 miles

Transport links

M6 J36	4.2 miles
Oxenholme (railway station)	2.9 miles
Manchester airport	78.6 miles
Liverpool airport	84.2 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.

Internet Speed

Broadband

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

Mobile

Indoor: Three is reported as providing 'likely' services for both Voice and Data. O2 is reported as providing 'limited' services for both Voice and Data. EE is reported as providing 'likely' Voice services but 'limited' Data services. Vodafone is reported as not providing any services.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Rail Journeys

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



Please note

Two rights of way cross the parking area to access adjacent land. The first is in favour of the neighbouring farmer who owns the agricultural land to the west and the second is for 2 Homescapes Cottage which owns the field to the rear.

Schools

Primary

Old Hutton CoE School, Old Hutton
St Patrick's CoE School, Endmoor
Crosscrake CoE Primary School, Crosscrake
St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School, Casterton (independent)

Secondary

The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Dallam School, Milnthorpe
Sedbergh School and Giggleswick School (both independent)

Further Education

Kendal College
Lancaster and Morecambe College
Lancaster University
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)

Directions

what3words.tilts.spinning.incurs

Use Sat Nav **LA8 0NB** with reference to the directions below:

Approach is possible from a number directions, however on your first visit we recommend the most straight forward route is off the B6254 which runs between Kendal and Kirkby Lonsdale. There is a staggered crossroads at the southern end of the village, turn off the road signposted Endmoor/Gatebeck and follow the lane. After passing the quarry entrance on the left, Homescapes Cottages are on the right. No.1. is the second property with the gated parking area immediately after the cottage.

Local leisure activities

The Outdoor Adventure Centre is within walking distance and offers a wide range of activities including quad biking, clay pigeon shooting and archery.
Homescales Riding School where stables and livery are available.
Cinema, theatre, concerts and arts centre at Brewery Arts, Kendal
Sizergh Castle and Townend (National Trust), Levens Hall, Leighton Hall and Holker Hall
RSPB Leighton Moss
Brockhole on Windermere, the Lake District National Park Authority's visitor

Sport and recreation

Pool, gym and a range of sports facilities at Kendal Leisure Centre
Between them, Kendal and Kirkby Lonsdale have football, rugby and cricket clubs
Pool and gym, Castle Green Hotel, Kendal
Golf courses at Kendal, Burneside and slightly further afield in Windermere, Grange over Sands and Lancaster. There's also a golf driving range at Kendal.
Kendal Wall, the Kendal Climbing Centre
Kendal Snowsports Club
Sailing and boating - Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness on Windermere

Places to eat

Cumbria and the Lake District are a food lover's paradise, we were spoilt for choice in making our recommendations but here is a selection

Informal dining, cafes and pubs

The Punch Bowl, Barrows Green
The Station Inn, Oxenholme
The Moon, The Brewery, Baba Ganoush and The Bakery at No.4, all in Kendal
The Royal Hotel, The Sun Inn, Avanti, No.9 and Botanica amongst many others in Kirkby Lonsdale
The Plough, Lupton

The Black Labrador, Underbarrow
The Punch Bowl, Crosthwaite
Hare & Hounds and Levens Kitchen at Levens Hall, both at Levens

Fine dining restaurants

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, Cartmel

Great walks nearby

From the door, Fellside Wood is a lovely walk through new native woodland and wildflowers; maintained by the Woodland Trust it was planted in December 1999 as a Millennium Wood.

Further afield there are two National Parks (the Lake District and the Yorkshire Dales), two AONBs (the combined and coastal Arnside and Silverdale and the Forest of Bowland) and the picturesque Lune Valley all to explore. So, whether you prefer a low level ramble or a high level hike, there is something for all ages and abilities with some glorious unspoilt scenery along the way.

Services

Mains electricity and water. Calor gas fired central heating from a Worcester boiler in the kitchen. Drainage to a septic tank, shared with the adjoining property and located within the car parking area. External CCTV and doorbell with remote access via Google NEST.

Guide price £675,000

Westmorland and Furness Council:
Council Tax band B

Tenure
Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: Russell Hobbs five plate hob with Hisense fan over, Hisense double oven with fan and grill functions, instant hot water tap and the Indesit dishwasher. In the garden, the wooden climbing frame and trampoline are staying.

Available by way of further negotiation are the wall mounted flat screen televisions, the LG fridge freezer, washing machine and tumble dryer (both Hotpoint).

Like the overall look? Many items of furniture may also be available so if you see any items of interest, please ask the Agent.



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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