



Fulbrook Cottage
New Hutton | Cumbria | LA8 0AJ

FULBROOK COTTAGE





Welcome to Fulbrook Cottage, New Hutton, Kendal, LA8 0LT

An impressive, detached house providing an elegant and gentrified aesthetic with extensive accommodation over three floors, plus a separate annexe comprising detached garage, workshop and hobby room over two floors displaying masses of potential.

An extraordinary and authentic property, rich in history, character, and personality with a restful quality. Rooms are spacious, light, and airy. The plot has evolved over time as the old garage has been removed and developed by the current owners into a larger two-story garage and workshop. Whilst the garage is currently used as a workshop, gym and gaming space, there is further scope to un tap greater potential and create this already impressive space to its full glory.

The main building has been completely refurbished by the current owners since they purchased Fulbrook Cottage in 1999. The refurbishment included the provision of a modern sewage treatment plant and connection to mains water. The ground floor accommodation briefly comprises a large entrance porch, living room, dining room/ snug, kitchen with separate WC leading into utility area with stairs up to office space. On the first floor are 3 good sized bedrooms and the household bathroom, leading up to the master bedroom on the second floor with ensuite rustic bathroom.

This south facing property is surrounded by land and local fells, with a charming low maintenance garden enjoying the therapeutic sounds of the stream, ample off road parking, and a large two-story garage which, subject to planning, could be an excellent detached annexe providing a great space for independent living for family members, creating a dedicated home office or workspace, generating rental income, offering a private space for visiting guests or lodgers, or serving as a versatile space for a hobby or home based business. The list is endless!



The cottage also has access to superfast fibre broadband and is currently connected to B4RN as the service provider, this has made working from home pre and post covid and absolute pleasure."









Location

New Hutton is not so much a single village as a collection of five scattered hamlets, the cottage itself is almost equidistant between Kendal Town Centre (at just over 5 miles away) and Kirkby Lonsdale (a little further, but still under 8 miles distant). New 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 New 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', dentists' surgeries and a Booths supermarket.

New 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 have the Dales and local areas of natural beauty to explore.

Fulbrook Cottage has an excellent advantage of being only a 10-minute walk away from Oxenholme Station, which provides mainline services to London (2hrs 47 mins), Manchester (1hr 15 mins) and Manchester Airport, Edinburgh and Glasgow. All with direct services. It is a 10-minute drive from junction 36 and similar to junction 37, making access north and south on the M6 equally convenient, perfect for individuals that travel frequently, plus a 5-10 minute walk from the local Station Inn pub. This property could not be in a more perfect location!



“ Having access to schools, both primary and secondary, rated Outstanding by OFSTED has been a real benefit of this location. The proximity to the main line railway to London has allowed the owner flexibility in working patterns and availability for business meetings in London for 9 o'clock in the morning with a return home in the evening the same day.”

STEP INSIDE

The present owners bought in 1999 when the cottage was in need of significant investment. They loved the location, the setting, the views, and the outdoor space and wanted to make it the family home they so desired. They finalised plans and set about a project that remodeled the interior and added a two-story garage to the side of the property. Internally, Fulbrook 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.

Step inside the fully insulated entrance porch with modern uPVC wooden sash windows, a perfect vestibule for coats and shoes. Leading into the spacious living room with country farmhouse effect slate tiled flooring, bespoke multi-fuel wooden stove, under stairs storage cupboard, original exposed oak beams and additional uPVC wooden sash windows. Adjacent is another great sized room currently used as a snug but could be easily converted to a dining room. Complimenting this space are more original exposed beams, country farmhouse slate flooring, multi fuel stove, convenient built in storage cupboard and continuous wooden sash windows.

Through to the spectacular kitchen, showcasing a seamless blend of modern design, functionality, and traditional features. The kitchen is equipped with top-of-the-line appliances including, built in wall and base units with formica-composite worktops, Kenwood cooker with induction hobs and extractor over, Bosch dishwasher, Whirlpool fridge freezer, shelved walls, and Burlington stone flooring. Please note that all free-standing appliances are included in the sale. Attached to the Kitchen is a convenient cloakroom/WC with shelved walls, WC, washbasin and vanity unit.

To finish off the ground floor, there is a functional utility/boot room with plumbing for washing machine and tumble dryer, shelved walls and shoe racks, household boiler located in cupboard and access to a bright insulated loft space. This space is currently used as an office but could be utilised as additional storage with a convenient cupboard to the rear. The patio doors from the utility make the room bright and airy and lead out to the patio area to the rear of the property.

Heading up to the first floor via the original staircase, there are two double bedrooms with built in storage, original exposed beams and uPVC sash wooden windows. The third bedroom is an excellent office space but could also be reverted to a double bedroom also including shelved walls, original exposed beams, sash wooden windows and built in storage. The rustic bathroom brings luxury to your everyday needs comprising of, bath with shower over, walk in shower, WC and washbasin with vanity unit.

Journeying to the second floor is the stylish ensuite master bedroom boasting built in storage space, original exposed beams and a rustic ensuite modern bathroom comprising of freestanding bath, WC, washbasin and local lakeland stone from Burlington quarry, near Coniston, and oak flooring. This room has the added benefit of three Velux windows boasting natural light throughout the room.

This lovely country property is great for everyday but one that also lends itself particularly well for 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 and donkeys from the rear elevation and yet you're always within close proximity to the hustle and bustle of everyday life.



It has been a perfect mix of accommodation and location to support a busy work-life balance, dog walks, cycle rides and walks directly from the door on quiet rural lanes with little traffic."

















Step outside

Fulbrook Cottage is a house that lives within the landscape. It's easy maintainable garden wraps around the property whilst having a large, gated, driveway with two separate access points and ample off street parking and an amazing detached garage within the grounds. The garage was built approximately 10 years ago extending the original garage to create a two-story versatile space. The build is well insulated with power, water, electric, foul drainage and has its own separate pedestrian and vehicle access from the main road. Presenting an incredible versatile opportunity for prospective buyers seeking a range of living options.

With beautiful surroundings and tranquility from the stream flowing at the rear of the house, sitting in the excellent south facing garden whilst taking in the sounds and sights of nature could not be more appealing. Whether you're looking for a lucrative investment as a holiday let, a luxurious main residence or a second home, Fulbrook Cottage offers the perfect canvas to fulfil what you're looking for.

“The surrounding fields and wildlife, deer, otters, swallows, wood peckers and birds of prey and adjacent stream with trout and crayfish, provide the perfect backdrop for entertaining at summer BBQs or just relaxing in the surroundings.”





Fulbrook Cottage

Approximate Gross Internal Area : 183.09 sq m / 1970.76 sq ft

Garage : 48.11 sq m / 517.85 sq ft

Outbuilding : 97.36 sq m / 1047.97 sq ft

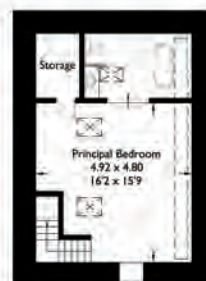
Total : 328.56 sq m / 3536.59 sq ft



----- Restricted Head Height



First Floor



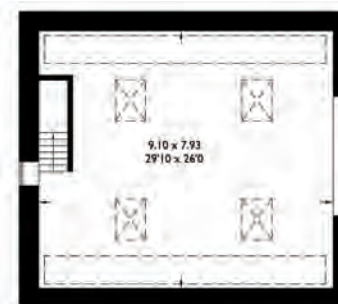
Second Floor



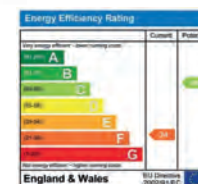
Ground Floor



Outbuildings



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.



FURTHER INFORMATION

On the road

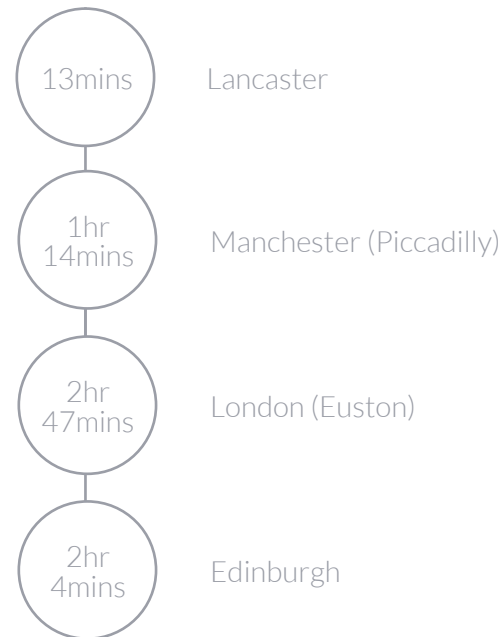
Kendal	3.3 miles
Kirkby Lonsdale	9.2 miles
Bowness on Windermere	14 miles
Manchester	71.7 miles

Transport links

M6 J36	6 miles
Oxenholme railway station	1 mile
Manchester airport	81.2 miles
Liverpool airport	86.8 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 times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

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 ///impaired.weds.collision](#)

Download the what3words App or go online for directions straight to the property.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

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

Places to visit

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 centre

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,

Killington Reservoir and associated sailing club.

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 country 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 and No.9 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.

Drainage to a private, modern Klargester system, fully compliant with the binding rules, located in the front garden and serviced annually.

Guide price £795,000

Westmorland and Furness Council
Council Tax band F

Tenure
Freehold

Included in the sale

All freestanding appliances in Kitchen & all curtains.



FINE & COUNTRY

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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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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