



Old Hutton

£485,000

Briarswood , Old Hutton, Kendal, LA8 0NH

Set in the heart of the charming village of Old Hutton, Briarswood is a beautifully presented and thoughtfully extended three-bedroom detached home, offering generous living space, stunning gardens and a seamless blend of modern efficiency and rural charm. The property has been meticulously maintained and updated, including uPVC double glazing throughout and a recently installed ground source heat pump system, providing energy-efficient heating all year round.

Entering through the front porch, you're welcomed into a bright and spacious entrance hallway with parquet-style flooring and soft lighting that immediately sets a warm, inviting tone. From here, the home flows effortlessly, with two useful storage cupboards, one cleverly fitted beneath the stairs to maximise space and another that's perfectly suitable for use as a walk-in pantry. Just off the hall, a well-appointed downstairs WC adds everyday convenience.



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Ultrafast
Broadband



Driveway &
Garage Parking

Quick Overview

Beautiful detached family home

Three double bedrooms

Modern interiors & quality finishes throughout

Spacious living area's

Contemporary fitted kitchen & utility

Stylish family bathroom and primary en suite

Impressive garden and outdoor space

Attractive hamlet location

Integral garage & driveway

Ultrafast Broadband available

Property Reference: K7172



Entrance Hall



Living room



Living Room



Downstairs W/C

Double glass-paned doors open into the beautifully styled living room, where natural light pours in through dual-aspect windows. At the heart of the room, a traditional open fireplace with mantle creates a cosy focal point, flanked by charming fireside alcoves with bespoke built-in shelving. An ideal space for relaxing and taking in the serene front aspect views, across the thoughtfully landscaped garden.

The rear of the property opens into a stunning open-plan kitchen, dining and family space that truly forms the heart of the home. The kitchen itself is fitted with a range of modern wall and base units, finished with silestone work surfaces, a Belfast sink and a central island with breakfast bar. Integrated appliances include a fridge-freezer and dishwasher, while a range-style oven completes the contemporary, yet country-inspired design. This space flows seamlessly into a generous dining area and an extended sun room, flooded with natural light from dual Velux windows and French door that perfectly blend indoor and outdoor living, leading out onto the sandstone patio and garden. Whether it's casual family breakfasts or entertaining guests, this flexible space is as practical as it is beautiful.

Off the kitchen, a rear hallway leads to a dedicated utility room with matching base units, generous worktop space and a porcelain Belfast sink. There is space and plumbing for a washer and dryer. Direct internal access to the garage is found off the rear hallway. A further porch, accessed from the sun room, offers another convenient access point to the garage and garden.

Upstairs, the first-floor landing is wide and airy, perfect for use as a home office area with plenty of natural light and loft access. All three bedrooms are generous doubles, with the primary suite enjoying dual windows and a contemporary en-suite shower room, finished with stylish decorative tiled flooring, a walk-in shower with rainfall head, wash hand basin, low-level WC and a heated towel rail. The family bathroom is equally well finished, featuring a freestanding bath, separate walk-in shower with rainfall head, WC, wash hand basin, heated towel rail and the same elegant tile flooring, adding a touch of luxury to everyday routines.

Externally, the home occupies a delightful plot with mature borders and a beautifully landscaped garden. A sandstone terrace with a feature pergola provides the perfect spot to relax and enjoy alfresco dining, overlooking the gentle beck that runs alongside the property. There is private off-road parking, as well as a spacious integral garage with power and lighting.

Briarswood is particularly well-suited to younger families, with the highly regarded Old Hutton C of E Primary School just a short walk away, offering an excellent start to education in a friendly and nurturing village setting. For older students, the property falls within the catchment area for Queen Elizabeth School in Kirkby Lonsdale, a consistently high-performing and sought-after secondary school.

Commuters will also find Briarswood exceptionally well located. Just a short drive away, Oxenholme Station provides direct access to the West Coast Main Line, offering fast and regular connections to Manchester, London Euston, Glasgow and beyond. With the M6 motorway at Junction 37 also nearby, national travel by road is just as convenient. The surrounding area offers an abundance of countryside walks and outdoor pursuits, making this a truly special home in a wonderful setting.



Kitchen



Sun Rom



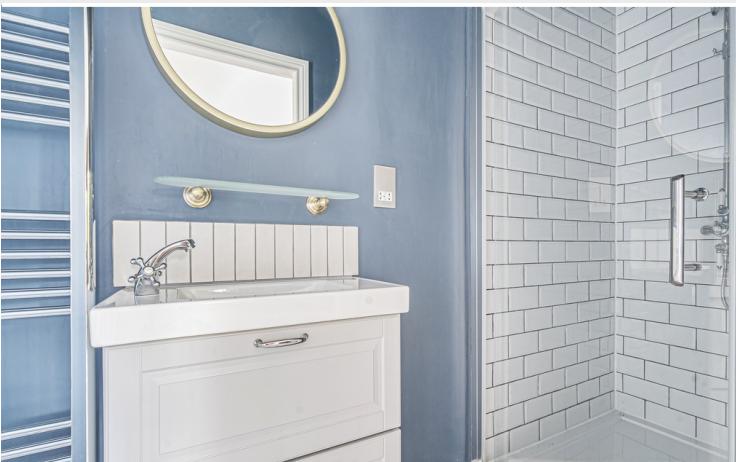
Open plan dining/kitchen area



Bedroom Three



Bedroom Two



En Suite to bedroom one

Viewing is highly recommended to appreciate the quality, setting and lifestyle on offer at Briarswood. Don't miss the opportunity to make this property your home.

Acomodation with approximate dimension:

Entrance Porch:

Entrance Hall:

Understair storage cupboard

Downstairs cloakroom:

Walk in pantry cupboard:

Living Room: 17' 9" x 12' 10" (5.42m x 3.92m)

Open plan dining kitchen 22' 7" x 9' 8" (6.90m x 2.96m)

Sun Room: 11' 7" x 9' 3" (3.54m x 2.83m)

Rear Porch:

Utility Room: 9' 4" x 5' 10" (2.85m x 1.79m)

Integral Garage: 10' 3" x 20' 4" (3.14m x 6.20m)

First Floor Landing:

Bedroom One 14' 5" x 12' 10" (4.41m x 3.93m)

En suite to bedroom one

Bedroom Two 10' 11" x 9' 8" (3.33m x 2.97m)

Bedroom Three: 10' 8" x 9' 8" (3.26m x 2.96m)

House Bathroom:

Property Information:

Parking: Integral Garage and Driveway Parking

Services: Mains electricity , mains water & Private drainage (Shared septic tank)

Tenure: Freehold

Council Tax: Westmorland and Furness Council tax band: E

Energy Performance Certificate: The full energy performance certificate is available on our website and in our offices

Request a Viewing Online or Call 01539 729711



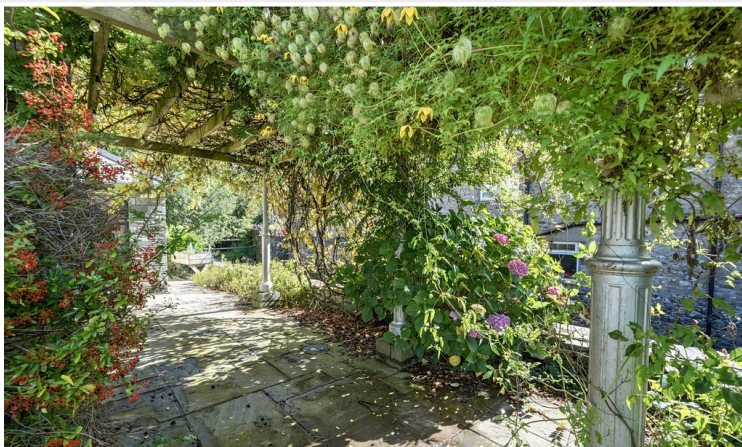
Bedroom One



House Bathroom



Front Garden



Patio Area



Rear Driveway/parking

What3Words & Directions [///carting.gravel.dwarf](http://carting.gravel.dwarf)

Leaving Kendal via the south, follow the one-way system onto Aynam Road. Continue along as the road curves left onto Lound Road. Proceed straight ahead, passing Kirkbie Kendal School, and follow the signs for Oxenholme Train Station.

At the station, continue following the road as it bends and climbs onto the B6254. Stay on this road for approximately 1.8 miles. Pass Old Hutton Primary School and continue for a further half a mile.

Briarswood is located on the left-hand side, tucked away within a small private cul-de-sac.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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Old Hutton, Kendal, LA8

Approximate Area = 1681 sq ft / 156.1 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1891 sq ft / 175.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1350326

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