



## New Hutton

£495,000

Gynn Cottage , New Hutton, Kendal, LA8 0AR

Nestled amidst the idyllic countryside and set within approximately 0.52 acres of beautifully maintained front and rear gardens, Gynn Cottage is a charming detached property full of character. Brimming with period features, the cottage offers a fantastic opportunity for new owners to modernise and personalise, creating a stylish yet characterful family home.

Surrounded by sweeping panoramas of open countryside and located just three miles from Kendal town, with easy access to Oxenholme train station, residents benefit from seamless commuting links to Manchester and London Euston. Junction 38 of the M6 is also within a short drive, offering the perfect combination of peaceful rural living and convenient transport connections.

### Quick Overview

- Charming detached cottage
- Set in approx. 0.52 acres of garden
- Detached garage & workshop
- Convenient rural location
- Ample off road parking
- Two reception rooms & breakfast kitchen
- Two double bedrooms
- House bathroom and separate WC
- No upward chain
- B4RN broadband available\*



2



1



2



E



B4RN



Ample off road parking

Property Reference: K7167



Fireplace



Aga



Study



Conservatory

The property is entered through a welcoming porch/utility room, featuring a tiled floor, useful shelving, plumbing for a washing machine, and space for a dryer. From here, a door leads into the breakfast kitchen, fitted with a range of wall and base units topped with black granite work surfaces, a double sink with drainers and an oil-fired AGA set beneath an exposed stone lintel. The room is bright and airy, with two windows to the front and a deep-silled window overlooking the garden, all complemented by a tiled floor.

The charming living room features a stone chimney breast with a beam mantel and a multi-fuel stove, as well as exposed beams and a deep-silled window overlooking the garden. French-style doors open onto the garden, bringing in natural light and creating a seamless connection to the outdoors. Adjoining the living room is a study with an exposed stone wall and window with aspect over the garden, perfect for a home office or reading nook.

The spacious hallway provides stairs to the first floor and a useful understairs cupboard, while doors lead into the conservatory, a delightful reception room with picturesque views of the garden and surrounding countryside, with direct access to the garden.

Upstairs, both bedrooms are generous doubles with exposed beams and serene views over the rear garden. The bathroom comprises a panel bath with overhead shower, wash hand basin and a linen cupboard housing the hot water cylinder, with tiled walls and a window. A separate WC includes a WC, radiator and window.

The outdoor space is equally impressive, carefully maintained and full of seasonal colour. The front garden features a neat lawn and mature shrubbery, with a driveway providing ample parking and leading to a detached garage with an electric door. To the rear of the garage, there is a useful workshop, ideal for hobbies or additional storage. The rear garden offers a generous lawn, mature trees, and well-stocked flowerbeds, creating a peaceful and private setting. A patio area provides space for outdoor seating, while a greenhouse, timber shed and attached boiler room add practical convenience. From every part of the garden, there are views across the surrounding countryside, providing a tranquil backdrop to this charming home.

Gynn Cottage perfectly combines rural tranquillity with modern convenience, offering a unique opportunity to create a bespoke family home in a stunning setting.



Living Room



Breakfast Kitchen



Bedroom One



Bedroom Two



Bathroom



Seperate WC

Accommodation with approximate dimensions:

Entrance Porch/Utility room

Breakfast Kitchen

16' 11" x 9' 10" (5.17m x 3.02m)

Living Room

23' 10" x 12' 7" (7.27m x 3.84m)

Home office

13' 6" x 6' 8" (4.12m x 2.04m)

Hallway

Conservatory

9' 10" x 8' 10" (3.02m x 2.70m)

First Floor

Landing

Bedroom One

12' 3" x 10' 9" (3.74m x 3.29m)

Bedroom Two

12' 9" x 9' 9" (3.91m x 2.99m)

Bathroom

Seperate WC

Detached Garage

16' 11" x 16' 5" (5.18m x 5.01m)

Workshop

16' 11" x 11' 10" (5.17m x 3.61m)

**Parking:** Ample off road parking & the rear of the garden also benefits from vehicle access through double gates leading directly from the main road.

**Property Information:**

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band E

**Services:** Private spring water supply, mains electricity, oil fired central heating and septic tank.

**Energy performance certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

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**Viewings:** Strictly by appointment with Hackney & Leigh.



OS MAP - 01241203



Rear Elevation



Rear Garden



Garage



Rear Garden

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Garage = 488 sq ft / 45.3 sq m

Outbuildings = 205 sq ft / 19 sq m

Total = 2044 sq ft / 189.8 sq m

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Bedroom Two



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B4RN



Ample off road parking

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Living Room



Breakfast Kitchen



Bedroom One



Bedroom Two



Bathroom



Seperate WC

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**Energy performance certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions:** [///blunders.speakers.clubbing](https://www.what3words.com/blunders.speakers.clubbing)

From Kendal, follow the A684 towards Sedbergh and the M6 motorway. After approximately 3 miles, you'll come to a crossroads. Turn right at the crossroads and you'll find Gynn Cottage immediately on the right-hand side.

**Viewings:** Strictly by appointment with Hackney & Leigh.



OS MAP - 01241203



Rear Elevation



Rear Garden



Garage



Rear Garden

**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).

**Agent Note:** Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

## Meet the Team

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### Sean Smith

Professional Photographer  
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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01539 729711** or request  
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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

## New Hutton, Kendal, LA8

Approximate Area = 1351 sq ft / 125.5 sq m

Garage = 488 sq ft / 45.3 sq m

Outbuildings = 205 sq ft / 19 sq m

Total = 2044 sq ft / 189.8 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1348007

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 12/09/2025.

Request a Viewing Online or Call 01539 729711