



Hutton Roof

£195,000

Masons Arms, Hutton Roof, Carnforth, LA6 2PE

A charming stone built end terraced cottage located in the quiet hamlet of Hutton Roof with easy access to the market town of Kirkby Lonsdale and all the amenities it has to offer. The property offers generous internal living space with many traditional features including latch doors and exposed stone walls.

Externally there is a patio garden and an outbuilding that offers huge potential as a hobby room/workshop and much more (Subject to consents). Ideal for those seeking peaceful retirement or holiday and weekend use.

Quick Overview

- A Stone Built End Terraced Cottage
- One Bedroom & One Bathroom
- Stone Outbuilding with a Multitude of Uses
- Patio Garden
- Traditional features Throughout
- Idyllic Rural Position
- Close Access to the Popular Market Town of Kirkby Lonsdale
- Stunning Countryside Views
- No Upward Chain
- Ultrafast 1000 Mbps Broadband Available



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B4RN
Broadband



Parking By
Agreement

Property Reference: KL3454



Living Room



Kitchen



Bedroom



Bathroom

Property Overview

Welcome to this cosy, characterful cottage, oozing with traditional features with potential for a new buyer to make their own, whether it's a permanent home, second home or weekend retreat, this property has plenty on offer.

Masons Arms is entered into a cosy living room which is set around a feature stone fireplace that houses a multi-fuel stove. This living space has windows to the front elevation allowing ample natural lighting to this room and a stair case which leads to the first floor. To the rear of the property is the kitchen, having wall and base units with a stainless steel sink and space for under counter appliances. The rear porch leads out to the garden, parking and outbuilding.

Moving upstairs to the first floor, the spacious bedroom boasts space for a king-size bed and additional furniture and enjoys an aspect to the front with views to the countryside beyond. The adjoining bathroom is modern with neutral toned walls and wood effect laminate flooring, panelled bath with shower over, hand wash basin, low flush W.C. and chrome heated ladder radiator, complete with underfloor heating.

The real surprise to this home is the two storey stone built outbuilding (old barn) to the rear, a fantastic addition for those looking for a workshop, hobby room or storage. With great potential to be transformed into a second living area, workshop and much more (subject to planning consents), this really is a great feature to complete this characterful cottage.

Location

Surrounded by picturesque open countryside, Hutton Roof is a sought-after and attractive linear village with an excellent active community. There is a good selection of walks readily available direct from the front door. A popular event in the village is the annual Hutton Roof Fell Race and Country Fair.

The village is situated 2.9 miles away from the popular market town of Kirkby Lonsdale which has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 miles to the ever popular Lake District National Park.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 13' 3" x 6' 7" (4.04m x 2.01m)

Kitchen 13' 0" x 6' 10" (3.96m x 2.08m)

First Floor

Bedroom 12' 10" x 10' 2" (3.91m x 3.1m)

Outbuilding

Ground Floor 25' 6" x 20' 8" (7.77m x 6.3m)

First Floor 26' 7" x 20' 7" (8.1m x 6.27m)

Parking

The current owners have a private agreement to rent a parking space, for more details please contact the office.

Garden

Small private patio garden, perfect for a table and chairs to sit out in the evening. Right of access is along a yard behind the neighbouring properties for access to the car parking.

Outbuilding

Stone built outbuilding arranged over two floors with light and power.

Servcies

Mains water and electric. Septic tank drainage.

Council Tax

Westmorland and Furness Council - band B

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate

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

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

What3Words: ///focus.gambles.hazelnuts



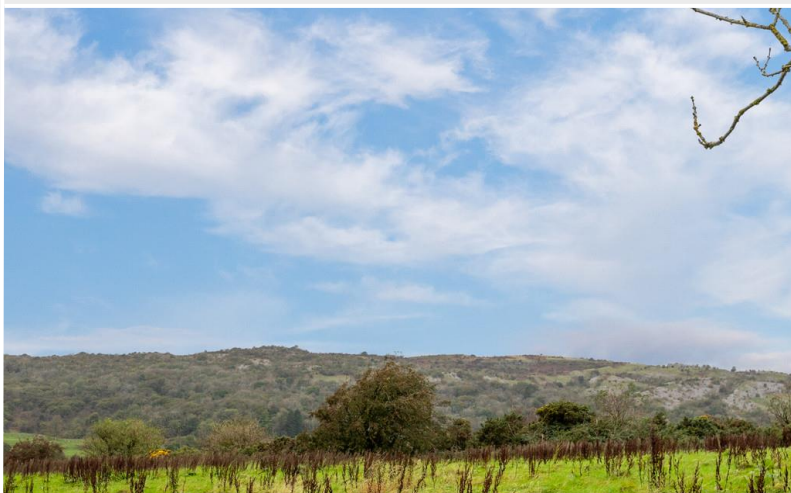
Outbuilding First Floor



Outbuilding Ground Floor



Rear Aspect

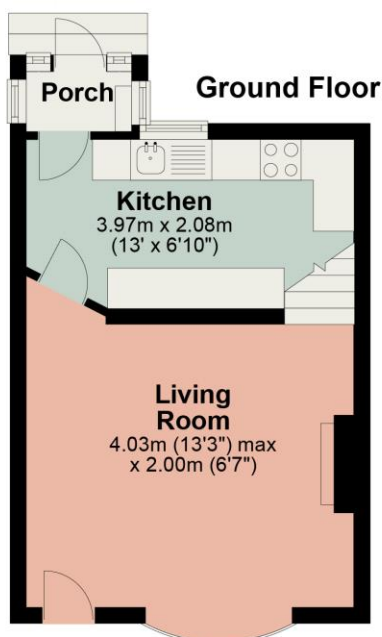
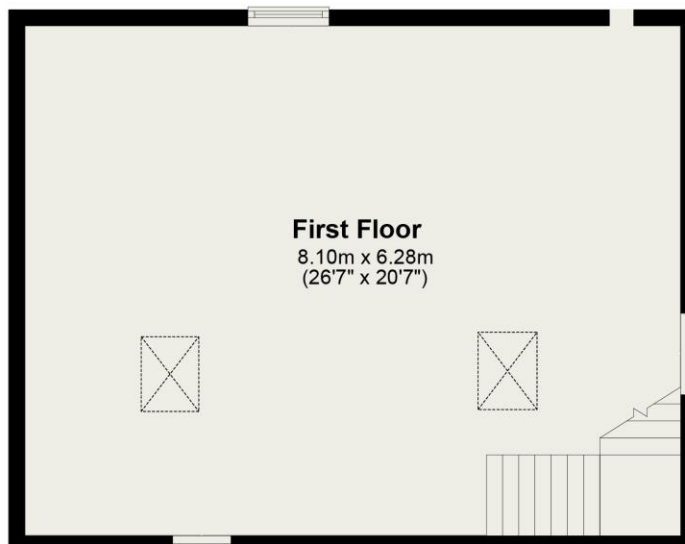


View

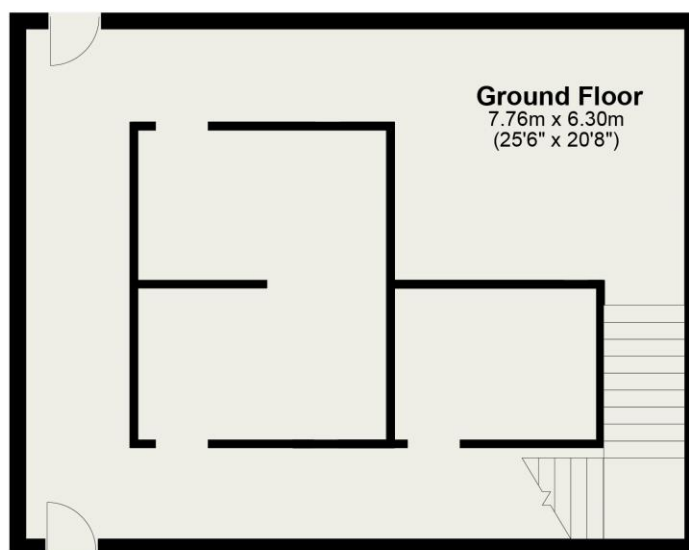
First Floor



Outbuilding



Ground Floor



Total area: approx. 149.0 sq. metres (1604.3 sq. feet)

For illustrative purposes only. Not to scale. REF:] KL3454

A thought from the owners...

We have enjoyed living here, with views of Hutton Roof Crag, and we have had (and still have) some lovely neighbours. We hope the next owners will like it as much as we have done.

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