



Hutton Roof

£425,000

Rose Cottage, Hutton Roof, Carnforth, LA6 2PE

Tucked behind a quaint row of cottages, Rose Cottage in Hutton Roof offers a unique opportunity for those with a vision to modernise and create their forever home. Set back from the road, this home boasts off road parking and a fabulous country garden, perfect for those who are seeking rural living.

Quick Overview

- Generous Barn Conversion
- Large Country Garden
- Flexible Living Spaces
- Scope for Updating & Modernisations
- Countryside Views
- Off Road Parking & Garage
- Large Mezzanine Area
- No Onward Chain
- Ultrafast Broadband Available



3



2



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TBC



Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3587



Kitchen



Living/Dining Room



Living/Dining Room



Living/Dining Room

As you enter, a porch provides a practical space for coats and shoes with access into the kitchen. The kitchen itself awaits your personal touch to become the heart of the home and is equipped with wall and base units, work tops and a tiled splash back with a sink and drainer, an integrated fridge and space for appliances, along with an adjoining store for housing essentials. The generous living/dining room features a charming stone fireplace and wood burning stove ideal for those cooler evenings, with windows showcasing countryside views. A door provides access outside to the front.

An inner hall adjoins, revealing two additional bedrooms, one of which is currently used as a second sitting room with sliding doors opening into the garden. A bathroom can also be found comprising a shower, W.C, and sink with part tiled walls. There is also a handy storage area, with stairs leading to the standout mezzanine floor; a versatile space with large windows overlooking the rear garden. Whether you envision a games room, study, or creative studio, this area offers endless possibilities. .

From the living room, there is another flight of stairs, leading to two double bedrooms, each offering delightful country views. The bathroom comprises a bath with a shower over, WC, and pedestal sink.

Externally, the property is graced with a generous country garden, featuring planters, shrubs, and mature trees. The lawned area is complemented by a gravelled section for parking, alongside a carport for additional storage.

This charming property is a canvas ready for transformation, offering the perfect blend of character, charm and potential. Embrace the opportunity to modernise and create a home that reflects your style and taste in this countryside setting.

Accommodation with approximate dimensions:

Ground Floor

Kitchen 13' 5" x 9' 1" (4.09m x 2.77m)

Living/Dining Room 20' 4" x 12' 10" (6.2m x 3.91m)

Bedroom Three 13' 2" x 9' 11" (4.01m x 3.02m)

Bedroom Four 12' 11" x 9' 10" (3.94m x 3m)

Mezzanine 24' 11" x 20' 6" (7.59m x 6.25m)

First Floor

Bedroom One 13' 0" x 9' 1" (3.96m x 2.77m)

Bedroom Two 11' 11" x 11' 5" (3.63m x 3.48m)

Property Information

Parking



Kitchen



Mezzanine



Bedroom One



Bedroom Three



Bedroom Four/Sitting Room



Bathroom

Off road parking.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Band E- Westmorland and Furness Council.

Services

Mains water and electricity. Oil fired central heating. Shared septic tank drainage. 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. We can recommend several local firms who may be able to assist.

Energy Performance Certificate

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

What3Words [///tried.disengage.crystal](https://www.what3words.com/tryit/disengage/crystal)

Viewings

Strictly by appointment with Hackney & Leigh Kirkby office.

Disclaimer

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Bedroom One



Bedroom Two



Garden



Garden

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Rose Cottage, Hutton Roof, Carnforth, LA6

Approximate Area = 1925 sq ft / 178.8 sq m (exclude void, store & carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Hackney & Leigh. REF: 1225373

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