



## Hutton Roof

£225,000

Moor Cottage, Hutton Roof, Carnforth, LA6 2PE

Situated on the fringe of the quaint village of Hutton Roof, Moor Cottage offers a delightful blend of rustic charm and modern comfort. This enchanting two-bedroom end-terraced cottage is a mere ten-minute drive from the vibrant market town of Kirkby Lonsdale, whilst being surrounded by rolling fields.

### Quick Overview

Wonderful Character Cottage

Countryside Views

Well Appointed Accommodation

Beautifully Presented throughout

Gravel Area for Outdoor Seating

No Onward Chain

Ideal for First Time Buyers or Investors

Perfect Lock Up & Leave

Close Proximity to the Market Town of Kirkby  
Lonsdale

Ultrafast Broadband Available



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B4RN  
Broadband



Parking By  
Agreement

Property Reference: KL3621



Living Room



Living Room



Breakfast Kitchen/Dining Room



Breakfast Kitchen/Dining Room

Step inside to a welcoming living room where character abounds. A front aspect window with a window seat invites you to relax and enjoy the view, while exposed stone wall and an open stone fireplace with a log-burning stove create a cosy atmosphere perfect for unwinding after a day exploring the nearby countryside.

The adjoining kitchen is well-appointed with wall and base units, a stainless steel sink, and ample space for appliances-current appliances are negotiable, making your move even smoother. The kitchen includes an updated electric powered AGA including an induction hob. Tiled splashbacks and complementary worktops add a touch of elegance, and a door leads you outside to a gravel area, perfect for al fresco dining. This sun trap is ideal throughout the summer months, with shared access for neighbouring properties at the rear.

Ascend the stairs where you will find the two bedrooms; bedroom one enjoys a peaceful rear outlook, integrated storage, and overhead cupboards, also providing space for a double bed. The second bedroom, a cosy single, offers charming front aspect views. The surprisingly spacious bathroom features a walk-in shower, pedestal sink, and W.C., with part-tiled walls adding a touch of sophistication.

With its countryside location, charming features, and well-appointed accommodation, this property is an ideal first-time buy, second home, or investment opportunity, so don't miss the chance to make it your own!

Accommodation with approximate dimensions:

Ground Floor

Living Room 14' 2" x 10' 7" (4.32m x 3.23m)

Kitchen/Dining Room 13' 7" x 9' 2" (4.14m x 2.79m)

First Floor

Bedroom One 9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom Two 13' 0" x 7' 7" (3.96m x 2.31m)



## Property Information

### Parking

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

### Tenure

Freehold (Vacant possession upon completion).

### Council Tax

Westmorland and Furness Council. Band B.

### Services

Mains water and electricity. Oil fired central heating. B4RN Broadband Available. 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

///mild.achieving.sundial

### Viewings

Strictly by appointment with Hackney & Leigh.

### Anti-Money Laundering Regulations (AML)

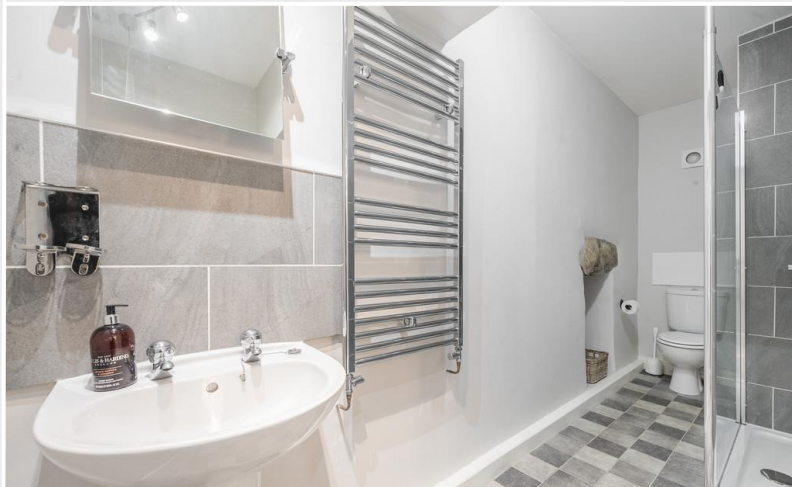
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual 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).



Bedroom One



Bedroom Two



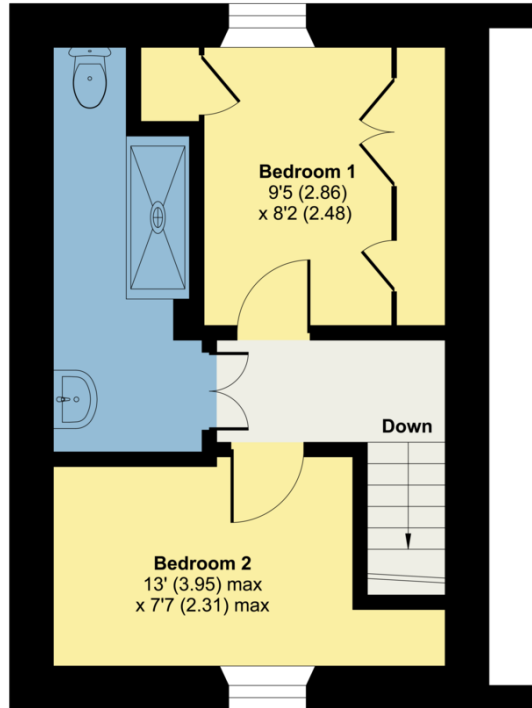
Shower Room



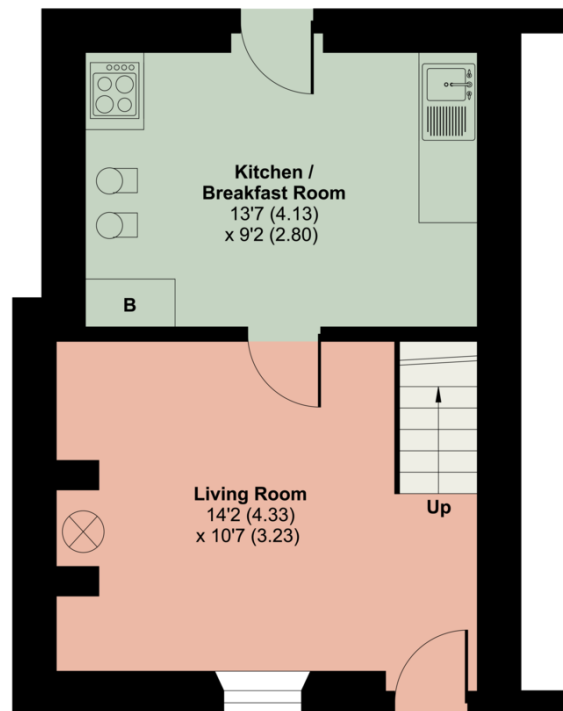
# Hutton Roof, Carnforth, LA6

Approximate Area = 564 sq ft / 52.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1268025

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