



Hutton Roof

£550,000

9 Lowther Court, Hutton Roof, Carnforth, LA6 2QL

Set within the peaceful village of Hutton Roof, 9 Lowther Court is a beautifully presented three-bedroom home offering flexible living, ideal for modern family life or those seeking a tranquil rural retreat. With two allocated parking spaces, a double garage, and a charming country garden, this delightful property combines practical living with countryside charm.

Nestled between the market towns of Kirkby Lonsdale and Carnforth, Hutton Roof is a charming village surrounded by rolling countryside and known for its outstanding natural beauty. The village enjoys a peaceful, rural setting, yet is conveniently close to road links for commuting and amenities.

Despite its rural feel, Hutton Roof benefits from a strong local community and is within easy reach of local schools, independent shops, eateries, and healthcare in nearby towns. Whether you're looking for a quiet country escape or a base for exploring the Lake District and Yorkshire Dales, Hutton Roof offers the perfect blend of community, countryside, and convenience.

Quick Overview

Delightful Home
Peaceful Village Location
Close to the Market Towns of Kirkby Lonsdale & Carnforth
Generous Living Spaces
Farmhouse Style Kitchen with AGA
Feature Wood Burning Stove
Wonderful Cottage Garden
Two Parking Spaces
Integrated Double Garage
Ultrafast Broadband Available



3



4



2



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Ultrafast
Broadband*



Two Parking
Spaces

Property Reference: KL3659



Entrance Hall



Living/Dining Room



Snug



Kitchen

To the front of the property, you will find two parking bays, an attached double garage with internal access, and a low-maintenance patio garden, perfect for enjoying a morning coffee. Step into the entrance hall, where a cloakroom with W.C. and vanity sink sits straight ahead. To the left is a versatile snug room, ideal as a home office or a fourth guest bedroom, featuring a front aspect window.

Continuing through the hall, you will find a handy understairs storage cupboard before reaching the well-equipped kitchen. With a range of wall and base units, complementary worktops, a one and a half sink with drainer, AGA, oven and hob with extractor fan, this kitchen has a warm farmhouse feel, perfect for home cooking and family life. A window overlooks the front, and a door offers internal access to the garage, which includes a utility area with plumbing for a washing machine and a rear door to the garden.

The heart of the home is the open-plan living/dining room at the rear, featuring a wood-burning stove and patio doors that open into the enclosed country-style garden. With ample space for a dining table, this is the perfect spot for entertaining or enjoying cosy evenings in.

Upstairs, the property boasts three generous double bedrooms, each with integrated wardrobes. The main bedroom enjoys a front-facing aspect and an en suite shower room, ready for a new owner's personal touches. Bedroom two benefits from fitted furniture, a rear aspect window, and its own en suite with corner shower, W.C. and vanity sink. Bedroom three is equally well-sized, with dual aspect windows.

The family bathroom features a bath with shower over, W.C., vanity sink unit, and an airing cupboard with a heated towel radiator.

Outside, the enclosed rear garden evokes classic cottage charm, with planted borders and lawned areas, a patio terrace, pond, and ample space for outdoor seating to enjoy throughout the summer months.

This superb home offers countryside living without compromise; ideal for families, downsizers, or remote workers seeking space, peace, and flexibility.



Living/Dining Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Two



En Suite

Accommodation with approximate dimensions:

Ground Floor

Living/Dining Room 24' 10" x 13' 9" (7.57m x 4.19m)

Kitchen 13' 11" x 10' 8" (4.24m x 3.25m)

Snug 11' 0" x 10' 9" (3.35m x 3.28m)

Double Garage 21' 7" x 18' 5" (6.58m x 5.61m) With electric door, light and power.

First Floor

Bedroom One 17' 11" x 14' 0" (5.46m x 4.27m)

Bedroom Two 16' 2" x 11' 0" (4.93m x 3.35m)

Bedroom Three 13' 5" x 10' 8" (4.09m x 3.25m)

Property Information

Parking

Two allocated parking spaces.

Tenure

Freehold (Vacant possession upon completion).

Please note the properties on Lowther Court form part of a management company to cover the maintenance & upkeep of the shared grounds. Please contact the office for further details.

Council Tax

Westmorland and Furness Council. Band F.

Services

Mains gas, water, drainage and electric.

Energy Performance Certificate

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

What3Words [///assess.cherry.bliss](http://assess.cherry.bliss)

Viewings

Strictly by appointment with Hackney & Leigh.

N.B

There is a right of access over the driveway.

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



Bathroom



Garden



Garden

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



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



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Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

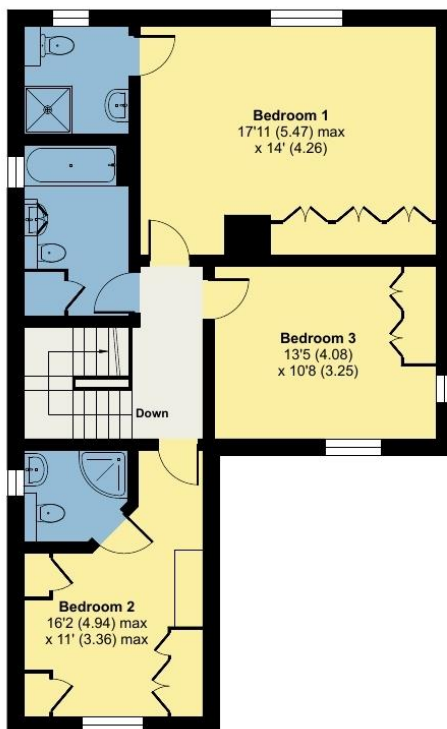
Lowther Court, Hutton Roof, Carnforth, LA6

Approximate Area = 1634 sq ft / 151.8 sq m

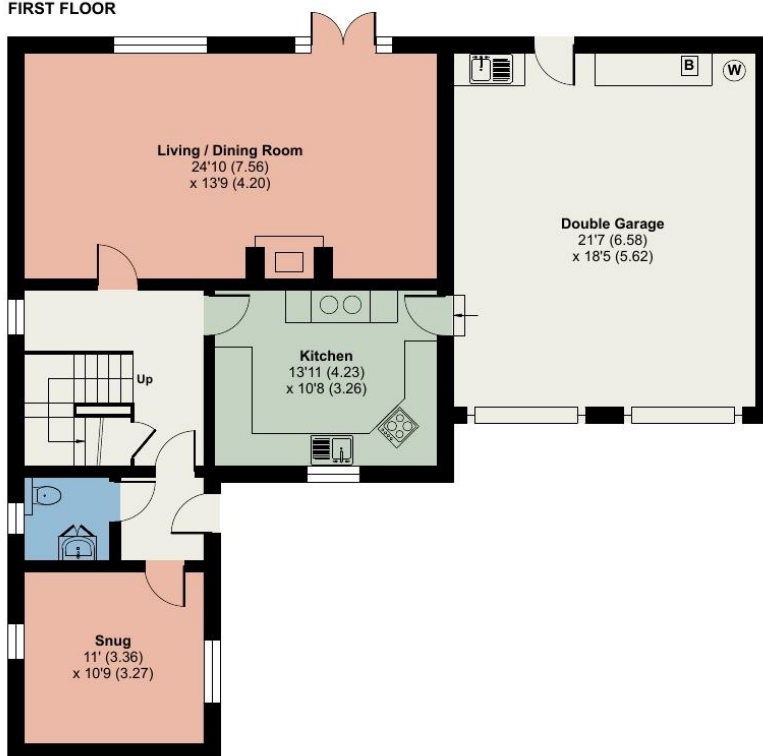
Garage = 398 sq ft / 36.9 sq m

Total = 2032 sq ft / 188.7 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: 1321362

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