

## GIBSON HOUSE

£895,000

Priest Hutton, LA6 1JP

**Situated in a picturesque and popular village location, a charming, detached Grade II Listed property set within delightful gardens bordering open fields to the rear.**

Dating back to the early 18th Century, with 19th Century alterations, period character combines with a modern and contemporary rear extension. Refurbished since the current owners' purchase in 2016, the welcoming, generously proportioned accommodation has a sociable flow of rooms with two reception rooms, a snug open to a wonderful living dining kitchen enjoying splendid views across the rear garden to open fields beyond, a utility/laundry room, half cellar, cloakroom and an integral single garage. To the front, two drives lead to an ample parking and turning with lawn and established planting. The rear gardens are private and secluded with a large lawn, mature trees, planted borders, a summerhouse and a seating terrace running the full length of the house. There is also a useful garden store. In all, c. 0.6 acres (0.24 hectares).

**This is one not to miss for those seeking a rural village lifestyle whilst remaining highly accessible to road and rail networks.**





## Welcome to **GIBSON HOUSE**

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Gibson House is situated within the heart of the picturesque and popular village of Priest Hutton. Extremely convenient for the motorway and local facilities, this Conservation Area village was first recorded in 1086 in the Domesday Book and there are many beautiful houses and barns dating back to the 17th and 18th century set around the village green. The village hall, as well as St Mary's Church, is shared with the neighbouring Borwick.

On the edge of the ever popular Lune Valley, nestling midway between the Lakes and Dales National Parks with the National Landscapes of the Forest of Bowland and Arnsdale and Silverdale (formerly known as AONBs) and Morecambe Bay Estuary, as well as Tewitfield Marina on the Lancaster Canal close by, the area is perfect for those who like to spend time outdoors.

For local services then you'd do well to explore the Cumbrian market town of **Kirkby Lonsdale** (9.3 miles) - a haven of independent retailers and lovely places to eat.

There's also **Camforth** (3.4 miles) with lots of services and plenty going on. Here you'll find a choice of supermarkets; Booths, Aldi and Tesco, and a good range of independent shops.

In the popular village of **Burton-in-Kendal** (2.2 miles) you'll find a Post Office selling a selection of provisions; there's also bowls and tennis clubs, the Kings Arms public house, as well as a thriving and busy village hall.

The Georgian city of **Lancaster** (10.2 miles) offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

**Does schooling come first?** Primary schools are at Burton-in-Kendal, Camforth, Over Kellet and Arkholme with secondary schools at Camforth, Kirkby Lonsdale, Milnthorpe (Dallam) and Lancaster. Lancaster is also home to the Boys' and Girls' Grammar Schools with independent schools at Sedbergh, Windermere and Giggleswick.

**By car it's not far** - access onto the M6 is at J35 (3.4 miles) bringing a host of larger towns and cities within easy reach. Access onto the A65 is at Kirkby Lonsdale for travelling east into Yorkshire.

**Let the train take the strain** - at Camforth there is an historic railway station (the 1945 classic film 'Brief Encounter' was partly shot here!); it is on the branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport and an indirect service to London Euston, Glasgow and Edinburgh. Lancaster and Oxenholme (11.3 miles) have stations on the West Coast main line. When holidaying abroad, it's easy to take a taxi to the station and then the train to the airport.

**Jetting off** - airports are at Leeds Bradford (59.1 miles) and also at Manchester (72 miles) and Liverpool (75.8 miles).

**Interested? Let us take you there...** leave the M6 at junction 35, following signposts for Camforth/Morecambe. At the roundabout take the 2nd exit, onto the A6 heading towards Milnthorpe travelling for approximately 0.9 miles. At the next roundabout take the 2nd exit signposted Burton in Kendal. After approximately 0.9 miles turn left onto Whitebeck Lane and continue into Priest Hutton. After passing the village green, continue around the right-hand bend and the entrance to Gibson House is on the left hand side, after the stone barn with the post box set into its gable end.

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## Village charm

Tucked away in a private village setting and believed to have been sold in 1712 by a Richard Gibson as a barn and beast house, Gibson House is Grade II Listed and bursting with original period features (ceiling beams, boarded doors with Suffolk latches, six panelled doors, sash windows with panelled reveals and window seats, stone fireplaces with flag hearths, a slate slab in the half cellar, exposed floor boards and an oak staircase and window lintels).

Refurbished and extended since the current owners purchase in 2016, old and new sit beautifully side by side: planning and Listed Building consent (ref: 17/00656/FUL & 17/00657/LB) were granted in August 2017 for a single storey extension. This was implemented with the addition of a contemporary, light and bright living/dining kitchen to the rear.

Welcoming and instantly inviting the well proportioned accommodation is set over two floors, with a sociable flow of rooms and a gross internal area of 2890 sq ft (268.5 sq m) including the garage.

*Let us walk you round...*

Come on in through the gabled **porch** with quarry tiled floor into the **dining room** with open fireplace.

The good sized **sitting room** has twin sash windows overlooking the front garden.

The former kitchen is now a comfortable **snug** with stone fireplace and is open to the living/dining kitchen. Off the snug is a **half cellar** and the **utility/laundry room** with terracotta tiled floor, base units, pot sink and wooden work tops. There is also space for an undercounter washing machine and tumble drier. Off the utility room is a two piece **cloakroom**. Please note the access to the utility/laundry room and half cellar is limited height.

Perfect for modern day living... cook, eat and relax in the wonderful **living dining kitchen** - windows and two sets of bi-folding doors frame the splendid views across the rear garden. There are also four skylight windows allowing natural light to flood in and a slate flag floor.

The **kitchen** is fitted with a range of units along with an island unit with breakfast bar with wood worktops, integral dishwasher, an electric oven and hob, space for an American style fridge/freezer and a blue two oven Rayburn set in a tiled recess. The **dining** and **living** area has glazing to two sides.

Off the kitchen is a boot room style entrance and access into an integral **single garage** with timber doors, power, light and cold and hot water taps.

The full return **staircase** leads off the dining room up to the first floor landing.

Here you'll find the **principal en suite bedroom**, **two further doubles**, a **large single bedroom** and the **house bathroom**.

The principal bedroom has painted floor boards and overlooks the front garden. The four piece en suite is dual aspect, open to the apex and can be accessed via a separate staircase off the kitchen. There is a free standing bath, a wash basin and a walk-in shower.

Bedroom 2 has twin sash windows, bedroom 3 has a built-in double wardrobe and shelved cupboard and a lovely outlook across the garden to fields to the rear.

The four piece house bathroom has a bath with shower over, console with glass circular wash basin, tiled walls and floor.

### Outside space

Two private gravel drives provide access to the front with ample parking and turning for visiting family and friends. There are lawns, mature trees and shrubs.

To the rear are **generous private and secluded gardens** c. 0.6 acres (0.24 hectares) bordering open fields. A flag and gravel seating terrace wraps around the living dining kitchen - overlooking the garden, it's the perfect spot for outdoor entertaining. There's a large lawn, mature trees, well stocked borders and **summerhouse**.

Attached to the garage is a useful **garden store** c. 92 sq ft (8.6 sq m). The oil tank and bins are screened for the seating terrace.



## Services and specifications

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- Mains electricity and water
- Private drainage to a septic tank located within the property's boundaries, however the vendors will install a sewage treatment plant before completion of the sale
- Oil fired central heating with wood burning stoves in the sitting and dining rooms and the snug
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4m.org.uk](http://b4m.org.uk)
- A combination of single and double glazed windows
- External cold water tap





## The finer details

### Council Tax

Gibson House is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

Lancaster City Council

W: [www.lancaster.gov.uk](http://www.lancaster.gov.uk)

### Please note

- Fitted carpets are included in the sale
- Curtains and blinds, curtain poles, light fittings, free standing white goods and garden furniture are available by separate negotiation
- Gibson House is Grade II Listed, entry listing number 1165033

### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



## Gibson House, Priest Hutton, LA6 1JP

Approximate Gross Internal Area = 268.5 sq m / 2890 sq ft  
 (Including Garage)  
 Store = 8.6 sq m / 92 sq ft  
 Total = 277.1 sq m / 2982 sq ft

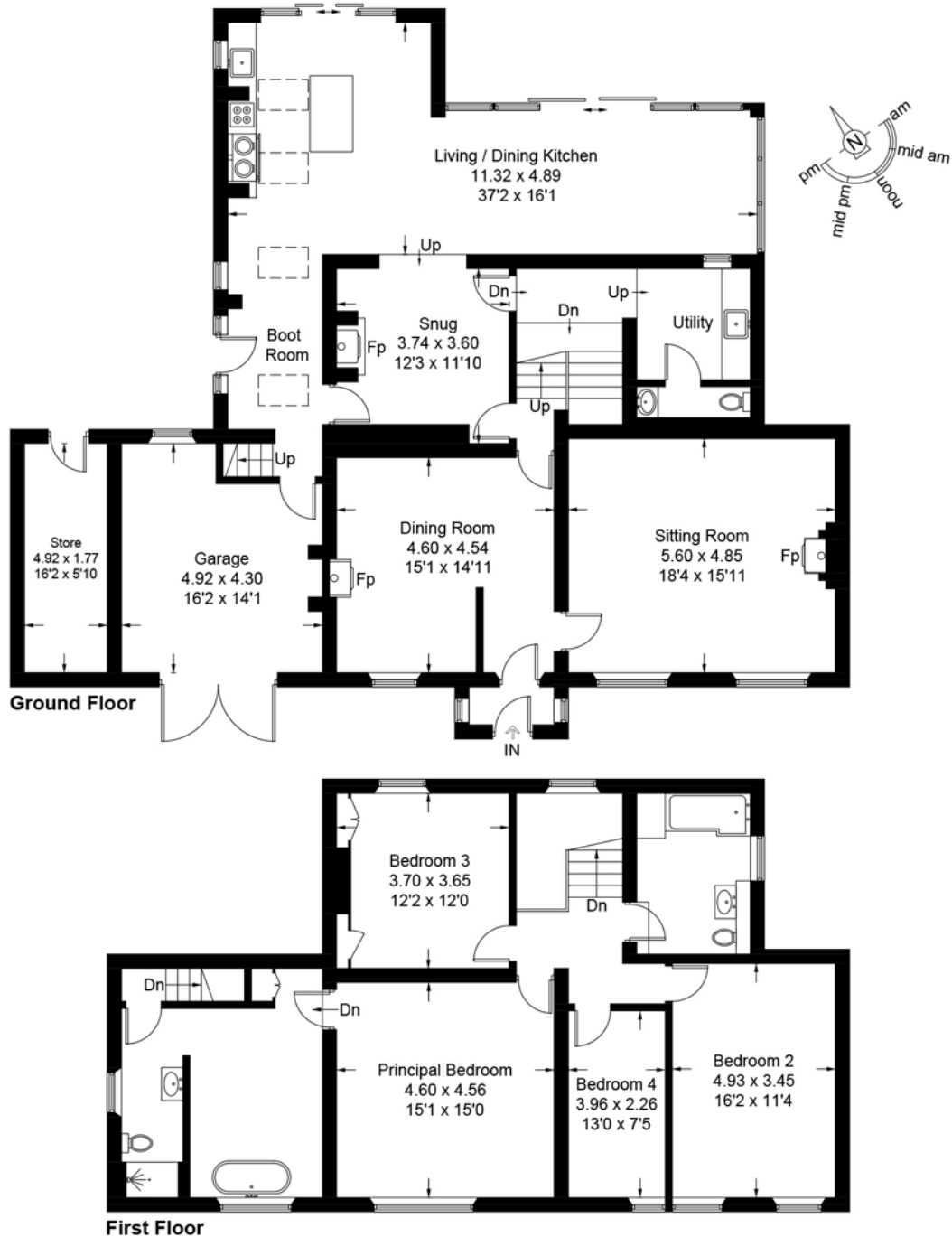


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115969)

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