



2 TURNER'S FARM COTTAGE,
HUTTON ROOF
£390,000

ARNOLDGREENWOOD.CO.UK/PROPERTY 01539 733383



2 TURNER'S FARM COTTAGE, HUTTON ROOF, LA6 2PG



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A charming mid-terrace Grade II-listed cottage situated in the small village of Hutton Roof. With an abundance of period features and character, this wonderful home is a 10-minute drive from the thriving market town of Kirkby Lonsdale and only 15 minutes to M6 junction 35 and 10 minutes to M6 junction 36. The property has three bedrooms along with a kitchen/dining room, a downstairs WC, a generous lounge, a family bathroom, gardens to the front and rear, a garage, and parking. Perfectly situated to access all the amenities of Kirkby Lonsdale, particularly the popular St. Mary's Primary and Queen Elizabeth Secondary Schools. With lovely views out onto Hutton Roof Crag, this beautiful cottage is not to be missed!

ENTRANCE

From the front of the property, the entrance door leads into the porch.

PORCH

4'1 x 2'7 (1.24m x 0.79m)

With a high level cupboard housing the electric meter and there is a glazed door leading to the hall.

HALL

8'6 x 4'2 (2.59m x 1.27m)

The hall has doors to the kitchen, living room, cloakroom and a useful understair storage cupboard. Stairs rise to the first-floor landing.

KITCHEN

11'5 x 8'4 (3.48m x 2.54m)

The kitchen has a range of bespoke fitted timber units with a complementary worktop, a 11/2-bowl sink, space for a cooker, space for a washing machine, and space for an upright fridge or freezer. With room for a table and chairs, a radiator, exposed beams, and a window on the front aspect.

LIVING ROOM

18'9 x 11'00 (5.72m x 3.35m)

The living room has an open fireplace (currently blocked off) set in an exposed stone fireplace with a timber mantle and a feature exposed stone wall. There is a glazed door to the rear with a glazed panel beside a radiator, and a deep sill window to the rear aspect.

CLOAKROOM

5'2 x 4'10 (1.57m x 1.47m)

The suite comprises a WC and a vanity sink, a radiator, and a double-glazed window with privacy glazing to the front aspect.

FIRST FLOOR LANDING

6'10 x 5'9 (2.08m x 1.75m)

The landing has doors to the bedrooms and bathroom, a shelved storage cupboard, and an access hatch to the part-boarded loft space.

BEDROOM ONE

11'2 x 8'7 (3.40m x 2.62m)

This double room has a radiator and a deep sill window to the rear.

BEDROOM TWO

11'1 x 9'7 (3.38m x 2.92m)

This double room has a built-in wardrobe, a radiator, and a deep sill window to the rear.

BEDROOM THREE

9'6 x 8'2 (2.90m x 2.49m)

This double room has a radiator and a deep sill window to the front.

BATHROOM

8'4 x 5'2 (2.54m x 1.57m)

The suite comprises a bath with shower over and screen, a WC and a vanity sink, a radiator, and a deep sill window to the front.

GARAGE

18'9 x 10'6 (5.72m x 3.20m)

The detached garage is accessed via the lane to the side of the terrace of cottages and has an up-and-over door, workshop space, power, and light. There is also an access door to the rear garden.

EXTERNALLY

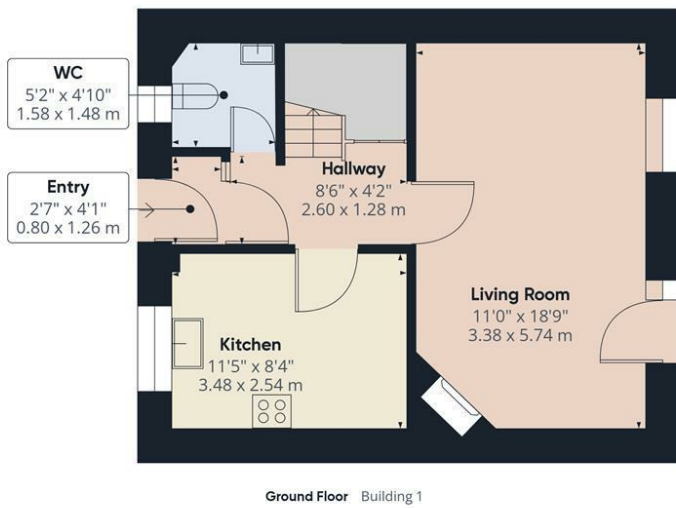
To the front of the property is a pedestrian access gate, a path to the front door, and a decorative pebbled area providing a seating area. The oil-fired Greenstar Heatslave II external central heating boiler is located in the front garden.

To the rear is a paved patio, lawn, decorative pebbled area, decked space outside the garage door, storage shed, and mature planting. There is gated pedestrian access to the front of the garage.

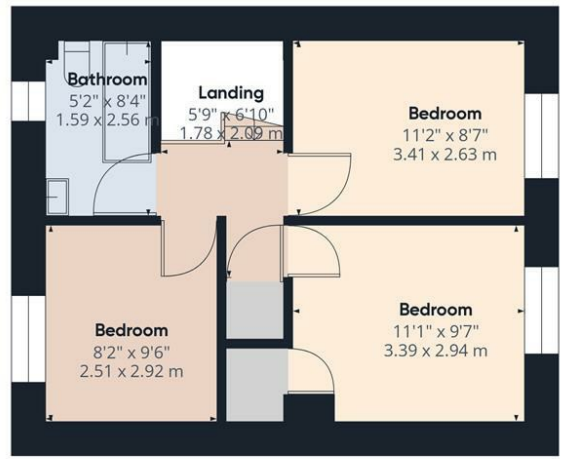
SERVICES

Electricity, mains water and mains drainage.
Oil fired central heating and slimline double glazing.

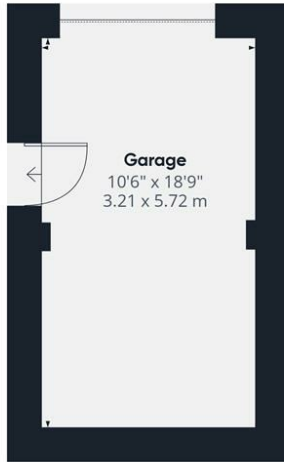




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

DIRECTIONS

Travel south out of Kendal along the A6, and at the roundabout, take the first exit onto the A591. Continue onto the A590, and at Crooklands Roundabout, take the second exit onto the A65 for approximately 4.7 miles. Turn right onto Jubilee Lane, then first left. Travel along this road, passing Hutton Roof Village Hall and then Mill Lane on the left, and the property can be found a little further on the left-hand side.

Council Tax Band - D Westmorland & Furness Council
 EPC - Current 62 Potential 85
 Tenure - Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

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