

2 Millbeck, New Hutton

£475,000

Your Local Estate Agents ThomsonHaytonWinkley



2 Millbeck

New Hutton, Kendal

Tucked away within the picturesque hamlet of New Hutton, this charming barn conversion offers an abundance of character, generous accommodation and a wonderful countryside setting. Surrounded by rural scenery, the property enjoys a peaceful feel whilst remaining within easy reach of Kendal and convenient access to the M6, making it well placed.

A welcoming porch leads into the heart of the home, where the traditional kitchen diner provides a sociable space for everyday life and entertaining. Doors open directly onto the garden, creating an easy connection between the indoor and outdoor spaces. The living room is particularly inviting, featuring a fireplace with log burner and a large picture window overlooking the garden, allowing natural light to flood the room and creating a cosy atmosphere. A hallway with ground floor WC completes the accommodation on this level.

To the first floor are two generous double bedrooms together with a shower room. Thoughtfully designed, the shower room also provides space for a washing machine and tumble dryer, adding further practicality to the home. A particular feature is the spacious landing area, currently used as a study space, which offers excellent flexibility for home working, reading or hobbies.

Externally, the property enjoys a substantial rear garden which extends away from the house and backs onto open countryside. Predominantly laid to lawn, the garden offers an abundance of space for children to play, keen gardeners to enjoy or simply to relax and unwind in peaceful surroundings. A useful garden shed provides additional storage for tools and outdoor equipment. The property also benefits from a garage and parking for multiple vehicles.

- Characterful barn conversion full of charm and original features
- Traditional cottage style kitchen diner with direct garden access
- Cosy living room with feature fireplace and garden outlook
- Ground floor WC
- Four double bedrooms arranged over two upper floors
- Spacious first floor landing ideal for a study or reading area
- Family shower room and second floor bathroom
- Large rear garden backing onto open countryside
- Garage and parking for multiple vehicles
- Peaceful New Hutton location within easy reach of Kendal

WHAT3WORDS:///skylights.actor.hops
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









PORCH
5' 1" x 4' 3" (1.55m x 1.29m)

KITCHEN DINER
18' 5" x 11' 6" (5.61m x 3.51m)

LIVING ROOM
13' 1" x 10' 11" (4.00m x 3.34m)

HALLWAY
7' 2" x 3' 8" (2.18m x 1.11m)

WC
6' 5" x 2' 10" (1.95m x 0.87m)

LANDING
11' 9" x 9' 1" (3.57m x 2.76m)

BEDROOM
11' 11" x 10' 11" (3.63m x 3.33m)

BEDROOM
12' 8" x 8' 10" (3.86m x 2.70m)

BATHROOM
8' 5" x 6' 6" (2.57m x 1.97m)

BEDROOM
17' 10" x 10' 7" (5.44m x 3.22m)

BEDROOM
14' 4" x 7' 10" (4.37m x 2.39m)

BATHROOM
8' 1" x 5' 6" (2.47m x 1.68m)

GARAGE
18' 8" x 9' 9" (5.68m x 2.96m)

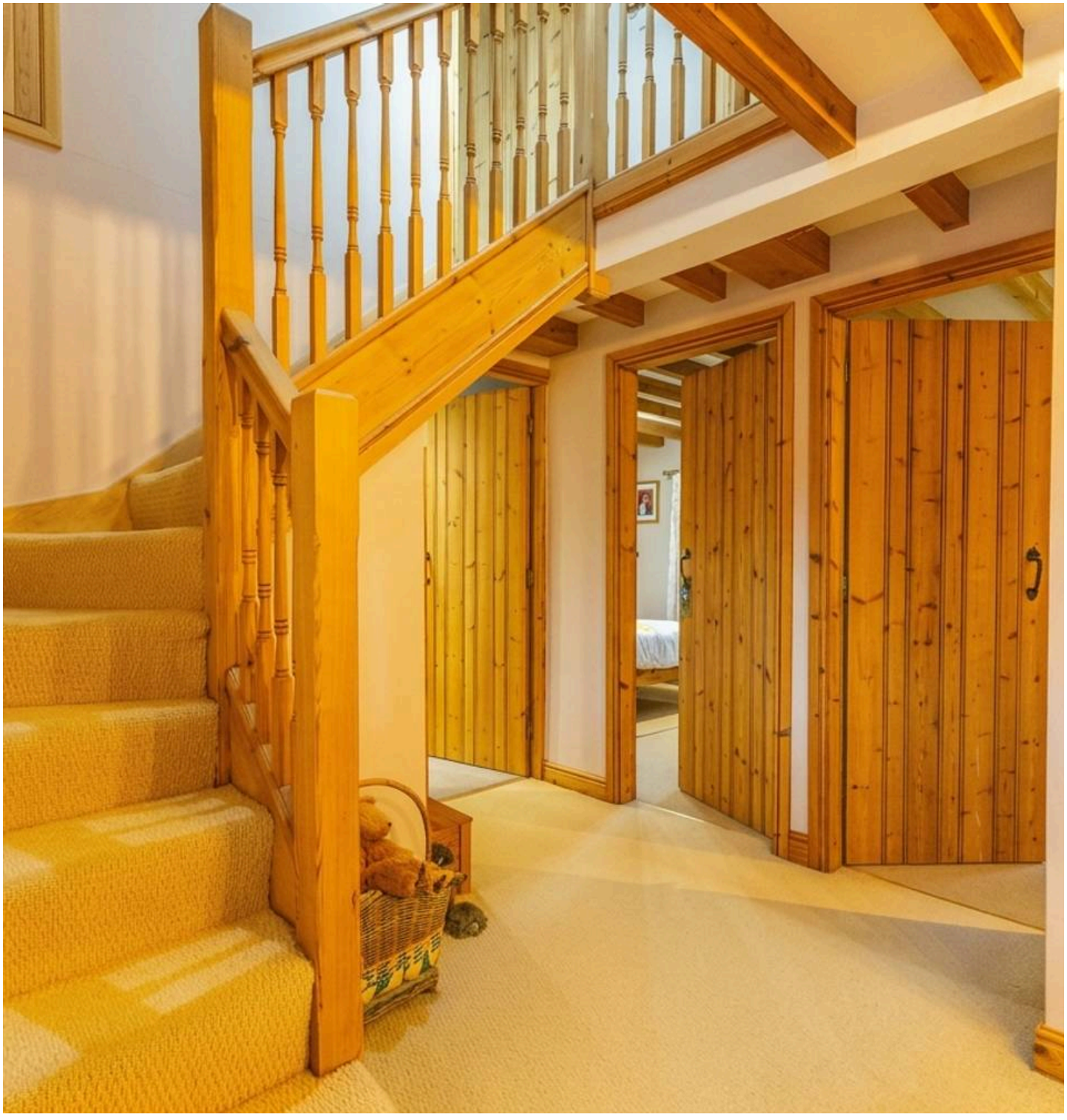
SERVICES
Mains electric, oil heating, mains water, non mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band F

TENURE: FREEHOLD

IDENTIFICATION CHECKS
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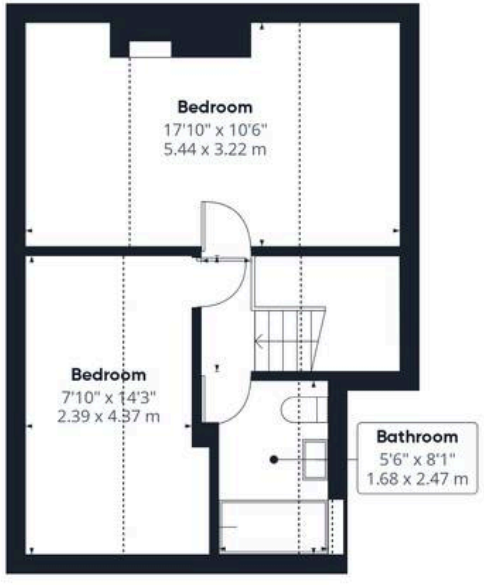




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area(1)

1413 ft²

131.2 m²

Reduced headroom

175 ft²

16.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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