

THE CROFT

£695,000

Hutton Roof, LA6 2PG

A delightful and charismatic cottage, dating back to the 1700's and later extended in 2007, as well as a detached former Methodist Chapel, converted to provide ancillary accommodation with splendid views towards Hutton Roof Crag to the front and open countryside to the rear.

A perfect blend of character and modern appointments as well as stylishly presented interiors with an open porch, entrance hall, sitting room, dining kitchen, contemporary living room with gallery, utility/laundry room, wet room, three double bedrooms and house bathroom with sauna. The Chapel with vaulted reception room, space for a kitchen, shower room and mezzanine double bedroom. Gated private parking, enclosed gardens bordering open fields with lawn, seating terraces, deep herbaceous borders, greenhouse and workshop/potting shed.

A winning location - situated in the sought-after village of Hutton Roof, it's highly accessible for road and rail links and a great base for exploring the stunning surrounding countryside.





Welcome to **THE CROFT**

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Surrounded by picturesque open countryside, **Hutton Roof** is a sought-after and attractive linear village with an excellent active community. There are a good selection of walks readily available direct from the house and of particular note is Hutton Roof Natural Nature Reserve and Hutton Roof Crag, a Site of Special Scientific Interest and part of the Morecambe Bay Pavements, Special Area of Conservation where much of the limestone pavement is to be found on Hutton Roof Crag and the neighbouring Farleton Knott. A popular event in the village is the annual Hutton Roof Fell Race and Country Fair.

The village is situated near to the popular market town of **Kirkby Lonsdale** (2.9 miles), voted best place to live in the North West in the Sunday Times poll for four years in a row. The town offers a good range of local facilities with a primary school and well-regarded secondary school, an abundance of independent shops, Post Office, places to eat and drink, churches, a weekly market as well as doctor's and dentists' surgeries, an opticians, Boots Chemist and Booths supermarket.

Burton-in-Kendal (3.7 miles) also offers a small selection of facilities, two pubs, a village hall and church.

Further afield the market town **Kendal** (11.6 miles) and Georgian city **Lancaster** (14.8 miles via the A683) have even more to offer.

When it comes to schooling as well as the schools in Kirkby Lonsdale, there is also a primary school at Burton-in-Kendal and a secondary school at Milnthorpe (Dallam). Independent schools are at Sedbergh (with the Preparatory School at Casterton), Windermere and Giggleswick.

For those keen on outdoor pursuits, could there be a better placed village? The glorious unspoiled countryside of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland National Landscape is all on your doorstep. The perfect natural playground for walkers, climbers, cavers, potholers, cyclists and sailors, and if you fancy a walk by the sea, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are close by.

For travelling further afield....

By car - access to the M6 is at J36 (3.9 miles). For travelling east/west, the A65 is 2 miles distant.

By train - the nearest station on the west coast main line is at Oxenholme (9.2 miles) or Lancaster (15.3 miles) with direct trains to London Euston, Manchester (and airport), Glasgow and Edinburgh. Historic Carnforth Train Station (8.1 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

...and finally, for jetting off - Leeds Bradford (53.6 miles), Manchester Airport (74.8 miles) and Liverpool Airport (79.9 miles).

To find the property - from Kirkby Lonsdale on the A65: turn off the main road opposite Queen Elizabeth School signposted Hutton Roof, 3 miles. Proceed through the hamlet of Low Biggins and follow the road out to the country. At the 'T' junction, turn right signposted Hutton Roof, 2 miles and proceed past the sawmills, turning right again, opposite a collection of scattered houses, signposted Hutton Roof/Lupton. Follow the road down and proceed into the village. The Croft can be found on the right hand side immediately before Hutton Roof Hall Farm.

What3words reference: ///promotes.moral.materials







A unique property with a detached former chapel

Dating back to 1700's, The Croft was originally two cottages. Within the boundaries is a detached former Methodist Chapel, deconsecrated in 1936. A stone plaque sits above the door inscribed 'God is Love Wesleyan Chapel 1850'. During WW2 1939-1945, the chapel was used as HQ for the 11th Battalion, Westmorland Home Guard and there is an additional stone plaque with the names of those civilians who served.

Planning consent was granted to convert The Chapel, and the previous owners created a unique space, which could be used as a home office/studio, a gym or as ancillary accommodation for a dependent relative or for visiting friends and family.

Planning consent was granted in 2007 to extend the cottage and enhance the accommodation further to create 'The Barn', a fabulous, contemporary double height living room with a wonderful mezzanine gallery from which to enjoy the stunning easterly views.

The property has also been refurbished over the years - many of the original features have been retained including the original cast iron range, meat hooks and pot sink in the hall (thought to be the former kitchen), flag floors, beamed ceilings, exposed timber uprights and lintels, exposed stone walls, oak doors with Suffolk latches, recess shelving with ornate decorative surround in the sitting room, fireplaces and stone cills. It's a perfect blend of period charm and character sitting harmoniously alongside modern appointments.

This immensely charismatic property offers generous accommodation with a gross internal measurement of c. 1877 sq ft (174.4 sq m).

Let us take you on a guided tour...

Step inside the open fronted porch with stone benches and into the **hall** with **understairs cupboard**. Off the hall a split panel door leads into a dual aspect **sitting room** with lovely crag views, window seat and wood burning stove. The **dining kitchen** is fitted with base units, granite worktops, a boiling, hot and cold mixer tap, integral Bosch dishwasher, black two oven Aga and a fitted dresser unit with integral fridge and freezer. A glazed door leads into '**The Barn**' - a fabulous contemporary space with vaulted ceiling, glazed sliding doors with windows either side, external wooden doors and direct access out to the garden and terrace. The wrought iron staircase leads to '**The Gallery**' with picture windows perfectly framing the view.

Completing the accommodation on the ground floor is a **utility/laundry room** with sink unit, space for a washing machine and tumble dryer, glazed door to outside and a **wet room**, ideal for muddy dogs and boots.

From the hall, the staircase leads to the first floor **landing** off which are three double bedrooms. **Bedroom 1** has a vaulted ceiling, built-in wardrobe and a fireplace with red brick hemingbone inset. **Bedrooms 2 and 3** both have built-in wardrobes. The four piece **house bathroom** also has a Sunlighten Infrared **sauna**.

The Chapel

Enjoying wonderful views across open fields to Hutton Roof Crag and with a gross internal area of c. 599 sq ft (55.7 sq m) The Chapel has a vaulted reception room with Jotul wood burning stove and oak floor. Off here is a space with plumbing and wiring for a kitchen; there is also a three piece shower room and a store with hot water cylinder. A wrought iron staircase leads to the first floor and a mezzanine double bedroom. With skylight windows, feature lancet windows to the east and west elevations as well as tall windows and a glazed door to the north, the chapel rooms are bursting with natural light.

Outdoor space

A six bar timber gate leads into a large gravel area providing ample **private parking**.

Stone steps lead up to a **seating terrace** of stone setts with access from the living room. There is a level lawn, a flagged **south facing seating terrace** with pergola, herbaceous borders, **greenhouse, workshop** and **potting shed**, as well as splendid views to Hutton Roof Crag to the west and across open fields to the east.

The front elevation is beautifully adorned with a fragrant wisteria during May.



Services and specifications

- Mains electricity, water and drainage
- Oil central heating
- Immersion to heat the water in The Chapel
- Wood burning stove in the sitting room
- Double glazing in wood frames (in the old part of the house these are made of Accoya wood)
- B4RN Broadband connected with two separate lines. The Chapel is connected with the house being hard wired. If you are not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk.
- The wrought iron staircases and balustrades in the house and chapel are both handcrafted by a local company
- Slate tiled floor in the kitchen, living room, utility/laundry room and wet room
- Underfloor heating in the bathroom
- Plantation shutters in the bathroom
- Two external water taps
- External lighting
- Electric vehicle charger
- External power point on The Chapel





The finer details

Council Tax

The Croft is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Carpets, curtains, blinds, curtain poles, light fittings and white goods are included in the sale
- Garden ornaments are specifically excluded as are the washing machine and tumble dryer in the house and the refrigerator in The Chapel
- Freehold, with vacant possession on completion

Money Laundering

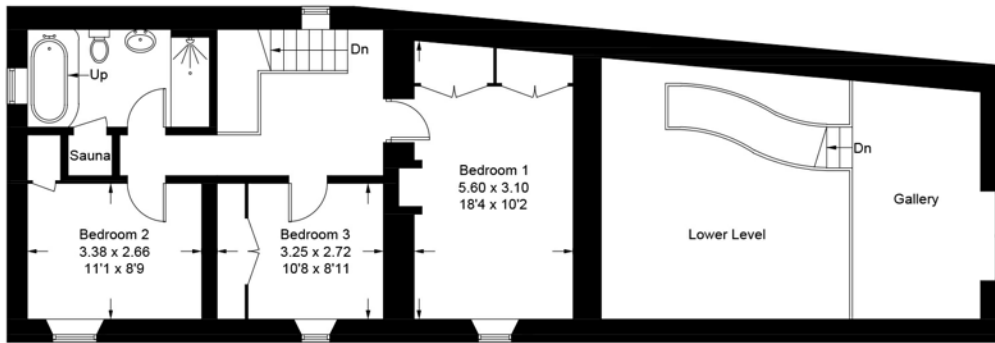
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

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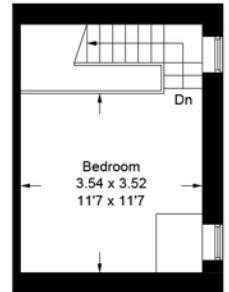
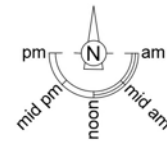
Approximate Gross Internal Area = 174.4 sq m / 1877 sq ft

The Chapel = 55.7 sq m / 599 sq ft

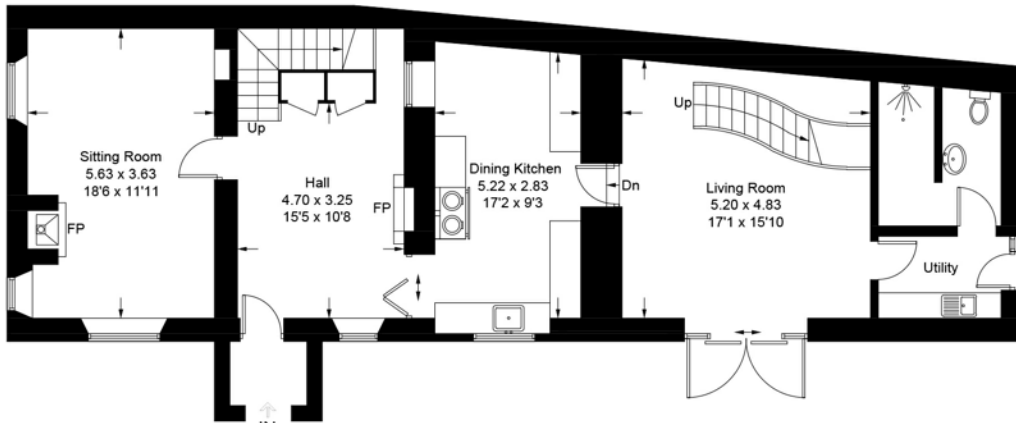
Total = 230.1 sq m / 2476 sq ft
(Excluding Lower Level)



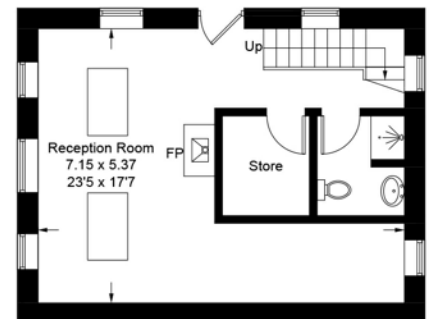
First Floor



The Chapel - First Floor



Ground Floor



The Chapel - Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303098)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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