

## BRIDGE HOUSE

£795,000

Old Hutton, LA8 0NH

**An immensely charismatic Grade II Georgian house with a distinctive facade, situated in a slightly elevated setting with delightful gardens and a paddock.**

Dating back to the mid 18th Century and bursting with character features, the light filled and generously proportioned accommodation is set over four floors with an entrance hall, three reception rooms, dining kitchen, utility/laundry room, shower room, cellar, four double bedrooms, a fifth single bedroom, en suite shower room and a house bathroom. Three attic rooms offer excellent potential to upgrade. Twin drives, ample parking and a stone and slate single garage. Delightful gardens to the front and rear with lawns, mature planting and trees, kitchen garden, greenhouse, seating terraces, garden and wood stores. A stable block with two loose boxes adjoins the rear paddock c. 0.99 acres (0.40 hectares). In all, c. 1.53 acres (0.62 hectares).

**An exceptionally convenient village offering the best of a rural lifestyle coupled with great access to both Kirkby Lonsdale and Kendal, as well as easy access to the M6 and Oxenholme station.**





## Welcome to **BRIDGE HOUSE**

**£795,000**

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Lying 4.8 miles to the east of Kendal, **Old Hutton** is an attractive village with a primary school, a church, Church of St John the Baptist and a village hall. Situated on the B6254, the road which links Kendal to Kirkby Lonsdale, the village is highly accessible.

**Kendal** (4.8 miles), often referred to as the southern gateway to the Lakes and home to Kendal Mint Cake, offers a wide variety of commercial and leisure facilities and is well-served with churches, banks, Post Offices shops, supermarkets, pubs and restaurants.

The Lune Valley market town of **Kirkby Lonsdale**, being 7.5 miles distant to the south west, offers an excellent range of local amenities; shops, restaurants and pubs, bank, churches, post office, Boots Chemist and Booths supermarket.

The nearby Georgian city of **Lancaster** (26 miles) offers a comprehensive range of facilities.

**For those keen on outdoor pursuits**, Bridge House couldn't be better placed. The glorious unspoiled countryside of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland National Landscape (formerly known as an AONB) is all on your doorstep. It's the perfect natural playground for walkers, climbers, cavers, potholers, golfers, horse riders, cyclists, wild swimmers and sailors, and if you fancy a walk by the sea, the Arnsdale and Silverdale National Landscape, Grange-over-Sands and Morecambe Bay Estuary are close by.

**Putting education first** - in addition to the primary school in Old Hutton, Kendal has primary and secondary schools and Kirkby Lonsdale is home to the well regarded St Mary's primary and Queen Elizabeth secondary schools. Independent schools are located at Sedbergh (with the preparatory in Casterton) and Windermere.

**An exceptionally convenient village...**

**Travel by car** - access to the M6 is either at J37 (5.5 miles) or J36 (5.6 miles).

**Let the train take the strain** - the nearest station on the West Coast line is at Oxenholme, only 2.4 miles distant with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh.

**Flying to distant shores**, airports are at Leeds Bradford (58.6 miles), Manchester (80 miles) and Liverpool (85.6 miles).

**To find the property** - from Kirkby Lonsdale, leave the town on the B6254 out past the Church and The Orange Tree public house and proceed for approximately 7.5 miles, travelling through the hamlets of Kearslick and Old Town before entering the village of Old Hutton. Bridge House can be found on the right hand side as you drop down the hill.

*what3words reference: ///novelists.deploying.unlimited*





## Grade II Georgian splendour with fine character features

In a slightly elevated setting, Bridge House is an immensely charismatic Grade II Listed property; dating back to the mid 18th Century it has a highly distinctive facade (as noted in the listing information, the 'front is slate-hung with eaves band').

Much of the Georgian character has been retained with substantial panelled front door with toplight, panel doors with moulded architraves, two oak staircases, semicircular arch with dentil cornice and pilasters in the hall, panelled cupboards with pilasters and semicircular heads in the drawing room and kitchen, panelled cupboard in bedroom 2, inset shelving with semicircular head in the dining room, panelled window reveals, working shutters and window seats, coricing, fireplaces to the three reception rooms and two of the bedrooms.

Instantly welcoming, the rooms are generously proportioned with high ceilings and tall windows; the light and bright accommodation is set over four floors with a four square layout, cellar, attic rooms and a gross internal measurement of 4181 sq ft (388.4 sq m) excluding the cellar.

The property was also enhanced in 2016 with the replacement of an extension at the rear to create a very practical utility/laundry room, as well as a shower room.

All in all, a wonderful family home with gardens and a paddock in a popular village setting.

*Let us take you on a tour...*

Walk in through the front door with rose covered wrought iron arch into the **hall** with a fitted cloaks cupboard. Off here are two good-sized reception rooms: the **drawing room** and **dining room** both have two sash windows and multi-fuel stoves.

The **sitting room** has access from the drawing room and off the hall - an atmospheric room with a substantial stone fireplace and understairs cupboard. This room also provides access to the enclosed rear staircase and to the light filled **utility/laundry room**, comprehensively fitted with a range of units and cupboards, integral fridge/freezer, a wine cooler, space for an under counter washing machine and tumble drier, an oak floor and access to both east and west elevations. Off here is a three piece **shower room**.

Across the hall, the **dining kitchen** has oak base and wall units, granite worktops, a two oven cream Aga, Neff two plate electric induction hob, integral microwave, grill, oven and dishwasher.

The **cellar**, 273 sq ft (25.4 sq m) is accessed from the hall. Here you'll find the hot water cylinder, boiler and controls for the solar panels. In the main room there are stone benches and flagged floors.

The attractive oak staircase has a Westmorland window with seat providing a lovely outlook across the garden and paddock.

Off the **main landing** are **three double bedrooms** and the **house bathroom**. Bedroom 1 has a built-in wardrobe and three piece **en suite shower room** with store cupboard, bedroom 2 has a decorative built-in cupboard and period fireplace, bedroom 4 has fitted bedroom furniture, cast iron fireplace and wash basin.

The bathroom has a roll top bath and vanity wash basin. The inner landing with linen cupboard provides access to **double bedroom 3**, rear staircase with second Westmorland window and an enclosed staircase leading to the second floor **attic rooms**; here there are three separate rooms offering excellent potential for upgrading to additional bedrooms/home office/hobby rooms.

### Gardens and grounds

Stone gate stoops lead into a **central gravel drive** with **ample parking** to the front of the house. A **second sweeping circular drive** to the west, provides vehicular access to the rear and paddock and continues around to the central drive.

To the east of the house, there is a stone and slate **single garage** with electric up and over door, power, light and EV charger.

The **south facing gardens** are a delight with two lawns and planted borders bursting with shrubs, perennials and spring bulbs - there is also a stunning wisteria adorning the stone wall separating the front and rear gardens.

A wrought iron gate leads through to the well-tended rear garden with a terraced **kitchen garden** with raised beds, a greenhouse, a **stone and slate outbuilding** with garden store and open fronted log store, lawns, mature planted borders, flagged seating terraces and courtyard. There is a small stable block with two loose boxes adjoining the paddock.

Situated to the north of the property is a **paddock c. 0.99 acres (0.40 hectares)**, ideal if you have a pony, a few sheep or goats, energetic children and dogs!

**In all, c. 1.53 acres (0.62 hectares).**



## Services and specifications

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- Mains electricity and water
- Oil fired central heating as well as an oil fired Aga
- Private drainage to a septic tank with an Environment Agency Exemption Certificate
- Sun Synk solar panels on the garage roof and stable block
- Woodburning stoves in the three reception rooms
- Double glazing with two single glazed Westmorland windows
- B4RN Broadband connected offering speeds of up to 1000 mbps - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4rn.org.uk](http://b4rn.org.uk).
- Security alarm
- Electric vehicle charger in the garage
- External hot and cold water taps
- External lighting





Garden and paddock beyond



## The finer details

### Council Tax

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

### Local and Planning Authority

Westmorland & Furness Council

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

### Please note

- Carpets, curtains and blinds, curtain poles, light fittings, integral appliances as well as garden planters and pots are included in the sale
- Freestanding white goods and some items of furniture are available separately
- The property is Grade II Listed - List Entry Number 1087297
- There are Tree Preservation Orders (TPOs) on seven yew trees on the southern boundary

### Money Laundering

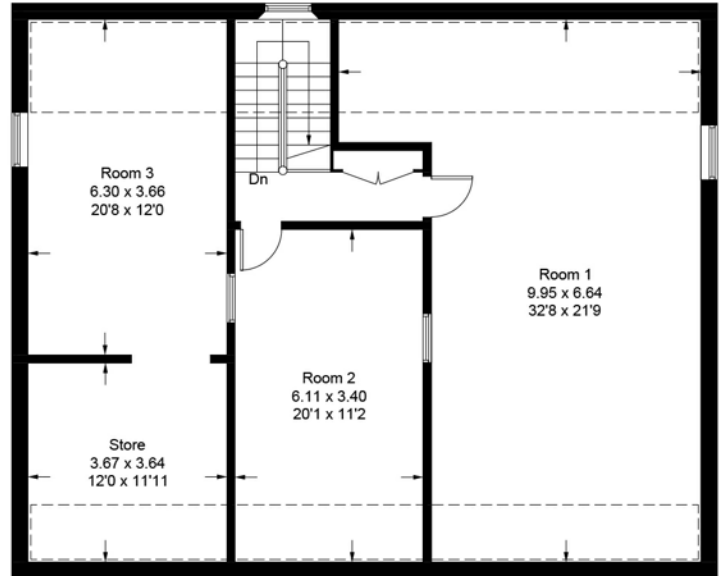
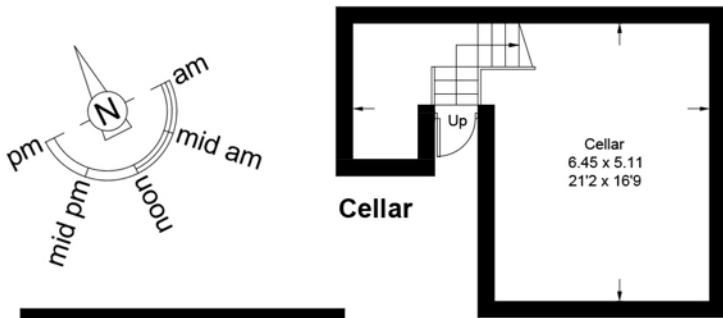
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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



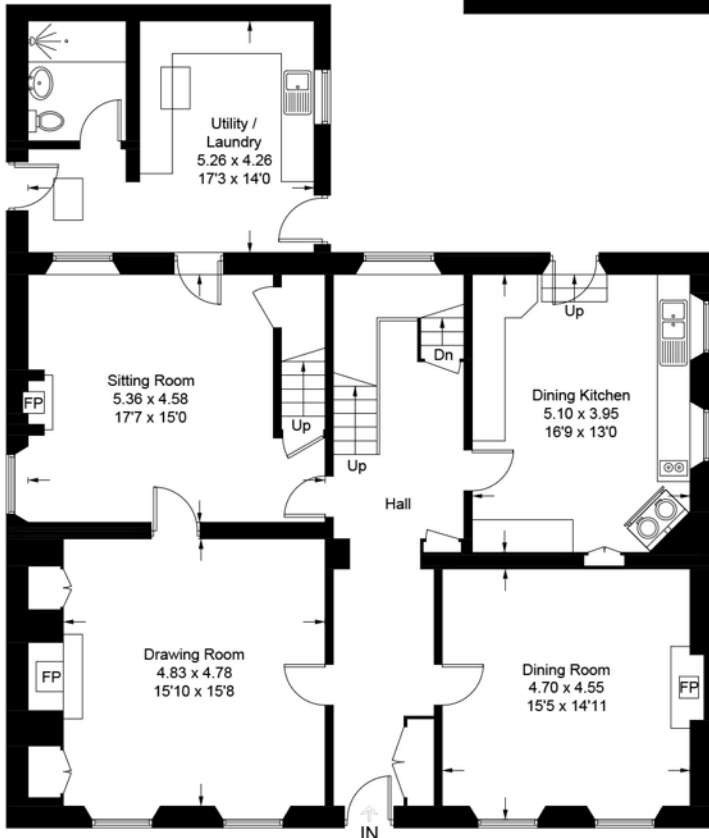
## Bridge House, Old Hutton, LA8 0NH

Approximate Gross Internal Area = 388.4 sq m / 4181 sq ft  
 Cellar = 25.4 sq m / 273 sq ft  
 Total = 413.5 sq m / 4454 sq ft

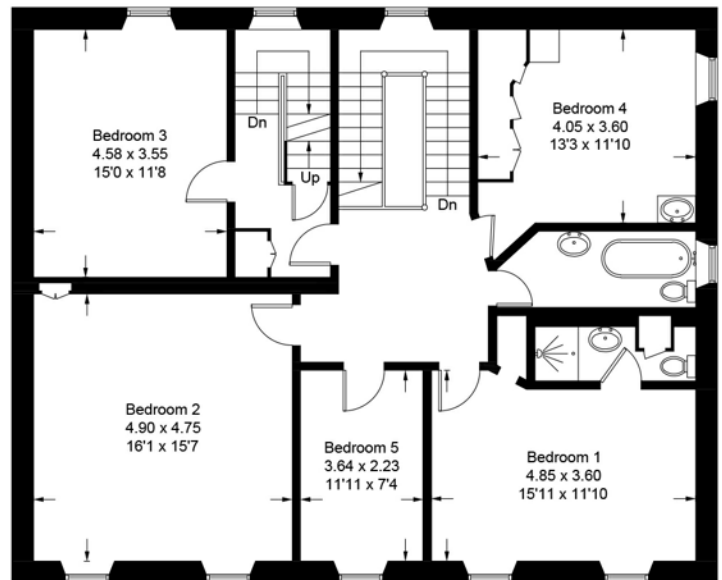
 = Reduced headroom below 1.5m / 5'0"



Second Floor

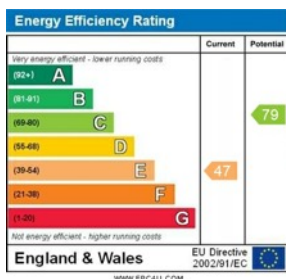


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176998)



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