

## LOWER TOWN END FARM

£725,000

Hutton Roof, LA6 2PG

**Enjoying views across the garden towards Hutton Roof Crag, an attached stone and slate character farmhouse dating back to 1740.**

Fully refurbished with a modern kitchen and bathrooms since the current owners' purchase, the welcoming and spacious accommodation is light and bright with a living/dining kitchen, pantry, sitting room, garden room, utility/laundry area and workshop to the ground floor and three double bedrooms, two en suite shower rooms and house bathroom to the first. To the second floor are two bedrooms, one with en suite bathroom. Private parking to the front with seating terrace, lawn gardens, vegetable beds and fruit trees.

**A popular and highly accessible village location enjoying the benefits of country living whilst being convenient for road and rail links, Kirkby Lonsdale and Burton-in-Kendal.**





## Welcome to **LOWER TOWN END FARM**

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Surrounded by picturesque open countryside, **Hutton Roof** is a sought-after and attractive linear village with an very 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 award winning market town of **Kirkby Lonsdale** (2.9 miles). The town offers a good range of local facilities with independent shops, a bank and Post Office, restaurants, tea shops and pubs, churches, a weekly market, doctor's and dentists' surgeries, opticians, Boots' Chemist and a Booths supermarket.

**Burton-in-Kendal** (3.8 miles) also offers a small selection of local facilities, two pubs, a village hall and church.

Further afield **Kendal** (11.7 miles) and **Lancaster** (14.8 miles via the A683) have even more on offer.

When it comes to schooling, there is a primary and secondary school in Kirkby Lonsdale with a school bus service direct from the village. 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** 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 **Arnside and Silverdale National Landscape** and **Morecambe Bay** Estuary are close by.

For travelling further afield....

**By car** - access to the M6 is at J36 (4 miles). For travelling east/west, the A65 is 2.1 miles distant.

**By train** - the nearest station on the west coast main line is at Oxenholme (9.3 miles) or Lancaster (15.3 miles) with direct trains to London Euston, Manchester and Airport, Glasgow and Edinburgh. Historic Camforth Train Station (8 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness and Leeds.

**...and finally, for jetting off** - Leeds Bradford (53.8 miles), Manchester Airport is (73.3 miles) and Liverpool Airport (79.8 miles).

**To find the property** - travelling from Kirkby Lonsdale on the A65 turn off the main road opposite Queen Elizabeth School signposted Hutton Roof and Burton. Proceed through the hamlet of Low Biggins and continue on the country lane. At the 'T' junction, turn right and proceed past the sawmills. Turn first right, signposted Hutton Roof and Lupton. Proceed into the village, pass Pegbank Lane on the right, turn right and then left onto the drive on Lower Town End Farm.

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## Refurbished period farmhouse in a popular village setting

Dating back to 1740 (a date stone is set above the porch opening), Lower Town End Farm is an attached, traditional stone and slate farmhouse enjoying splendid views across the gardens to the front towards Hutton Roof Crag.

The property has recently undergone a complete refurbishment with contemporary kitchen and bathrooms and modern appointments; these sit alongside period character features (beamed ceilings, cruck beams, window lintels, exposed stone walls, fireplace and recess arches, stone benches in the porch and Adam style fireplace in the sitting room).

The property is set over three floors, and offers spacious, welcoming, light and airy accommodation with a gross internal area of c. 2727 sq ft (253.4 sq m) to include the workshop.

*Let us walk you round...*

Come in through the **open fronted porch** and into the **open plan living/dining kitchen** with a wonderful beamed ceiling and Porcelain Terrazzo effect tiled floor - perfect for everyday living and social gatherings.

The living area has a wood burning stove set in the stone fireplace on a slate hearth, there's ample space for a dining table and the kitchen is fitted with sleek base and wall units, breakfast bar, granite worktops, Esse range and integral appliances including a dishwasher and wine cooler.

There is also a **pantry** with recess shelving.

The dual aspect **sitting room** is a generous space with crag views, oak floor and open fire set in an Adam style fireplace with slate hearth and cast iron slips.

The **inner hall** has a two piece **cloakroom** off and a **utility/laundry area** with hot water cylinder and plumbing for a washing machine.

Also off the inner hall, steps lead down to a **garden room** with glazed sliding doors and undercroft storage and a **workshop** (17'11 x 13'6 [5.45m x 4.11m]) with front and rear access and which provides excellent storage.

An **enclosed staircase** leads to the **first floor landing** off which are **three double bedrooms**, all with lovely views of the crags, and a **house bathroom**. The **principal bedroom** has fitted wardrobes and an **en suite shower room** with vanity wash basin, large walk-in shower and open countryside view to the rear.

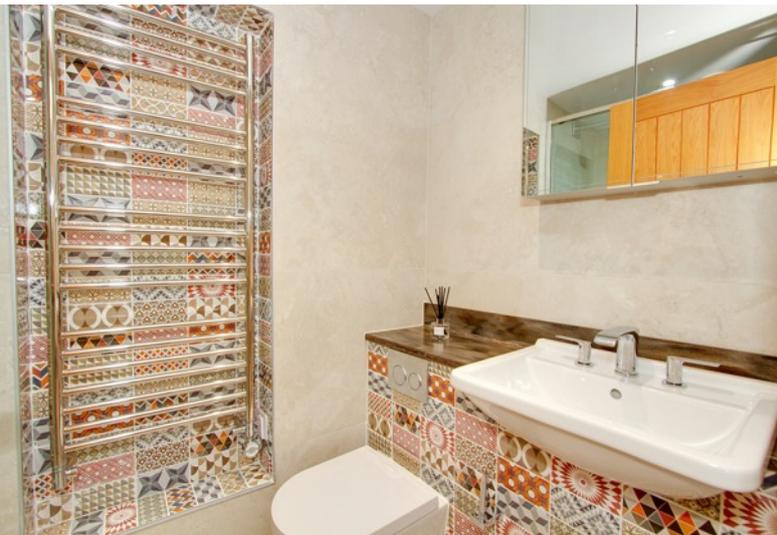
**Bedroom 2** has an **en suite shower room** with decorative wall tiling and **bedroom 3** has a window seat.

An enclosed staircase leads to **bedroom 4** with cruck beams, two skylight windows and **en suite bathroom**. **Bedroom 5** is accessed via a through room which would lend itself to a small **sitting room** with recessed bookshelves and stairs to the second floor. The bedroom has cruck beams and four skylights windows.

### Outdoor space

Access is via a shared driveway and into an area with **private parking**.

The **west-facing gardens** have lawns with a central path leading to the roadside. There is a greenhouse, terrace with raised vegetable beds, fruit trees, timber shed and log store as well as an elevated flagged seating terrace.

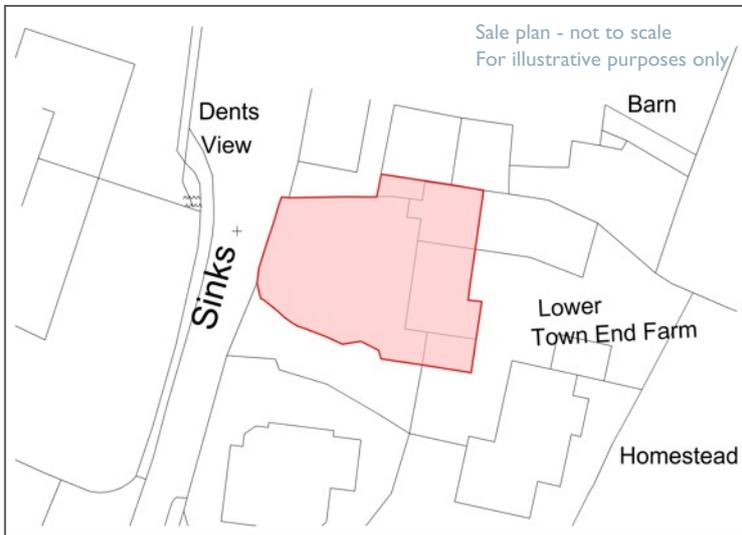


## Services and specifications

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- Mains electricity, water and drainage
- Air source heat pump installed in 2023
- Wood burning stove in the living/dining kitchen and open fire in the sitting room
- Broadband connected
- uPVC double glazed windows
- Oak internal doors
- Cast iron style radiators





## The finer details

### Council Tax

Lower Town End Farm is currently banded F 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

- Included in the sale: carpets, curtain poles, light fittings and window blinds
- Freehold, with vacant possession on completion
- Access to the property is owned by a third party (Lower Town End Farm) with Lower Town End Farm having a right of way across.

### 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.

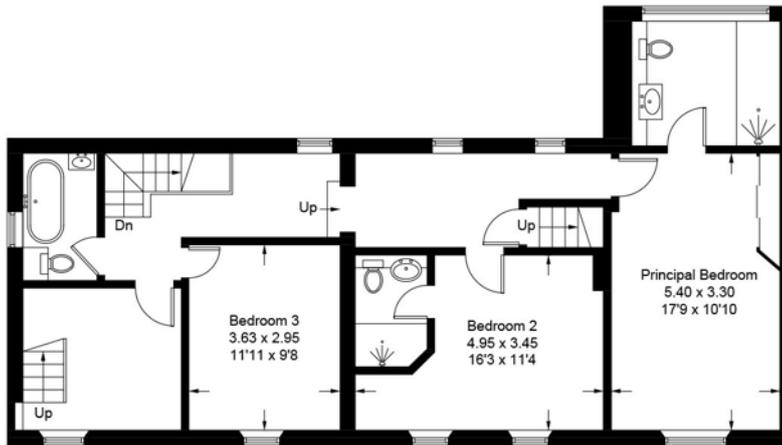


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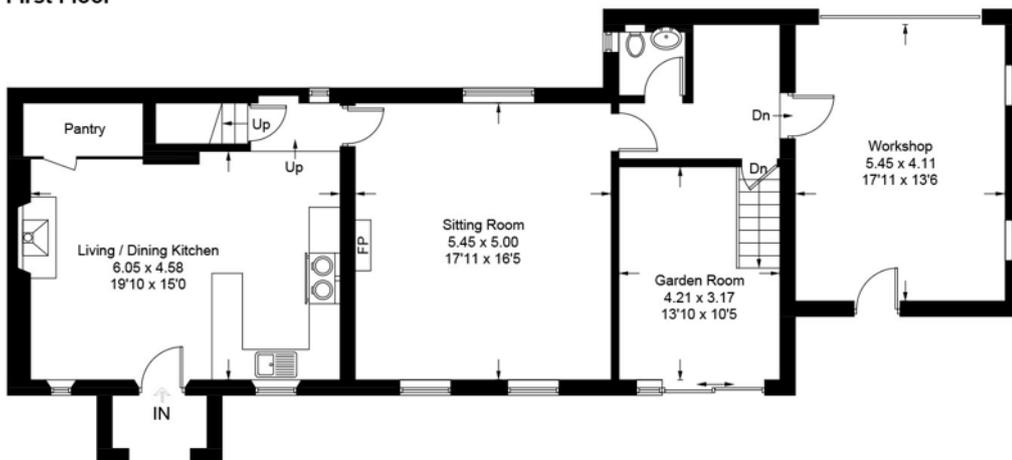
Approximate Gross Internal Area = 253.4 sq m / 2727 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co (ID1244775)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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