

Hutton Gate Cottage, Old Hutton

Kendal

£315,000

ARNOLD GREENWOOD

Hutton Gate Cottage

Old Hutton, Kendal

This charming pre-1900 cottage, nestled in the heart of Old Hutton, offers a rare blend of period character and modern comfort, with breathtaking views across the picturesque surrounding countryside. Thoughtfully reconfigured from its original three-bedroom layout, the property now features two well-proportioned bedrooms and two stylish bathrooms, with the potential to reinstate the third bedroom if desired. The ground floor bedroom boasts a unique mezzanine level, providing flexible space for storage or a cosy reading nook. The contemporary open-plan living and dining area is designed to maximise space, light and comfort, enhanced by a wood-burning stove that creates a warm and inviting focal point for relaxing evenings. The modern fitted kitchen is a true highlight, featuring a central island, integrated appliances and ample workspace, making it ideal for both every-day living and entertaining guests. Both the bathroom and en-suite have been finished to a high standard, offering walk-in showers, heated towel rails and sleek, stylish fittings for a touch of luxury. The property benefits from secure gated parking for two vehicles, adding convenience and peace of mind. Located in a tranquil rural setting, yet with good road access to the Lake District, Yorkshire Dales and the M6, this cottage is perfectly positioned for those seeking countryside living with easy connectivity.

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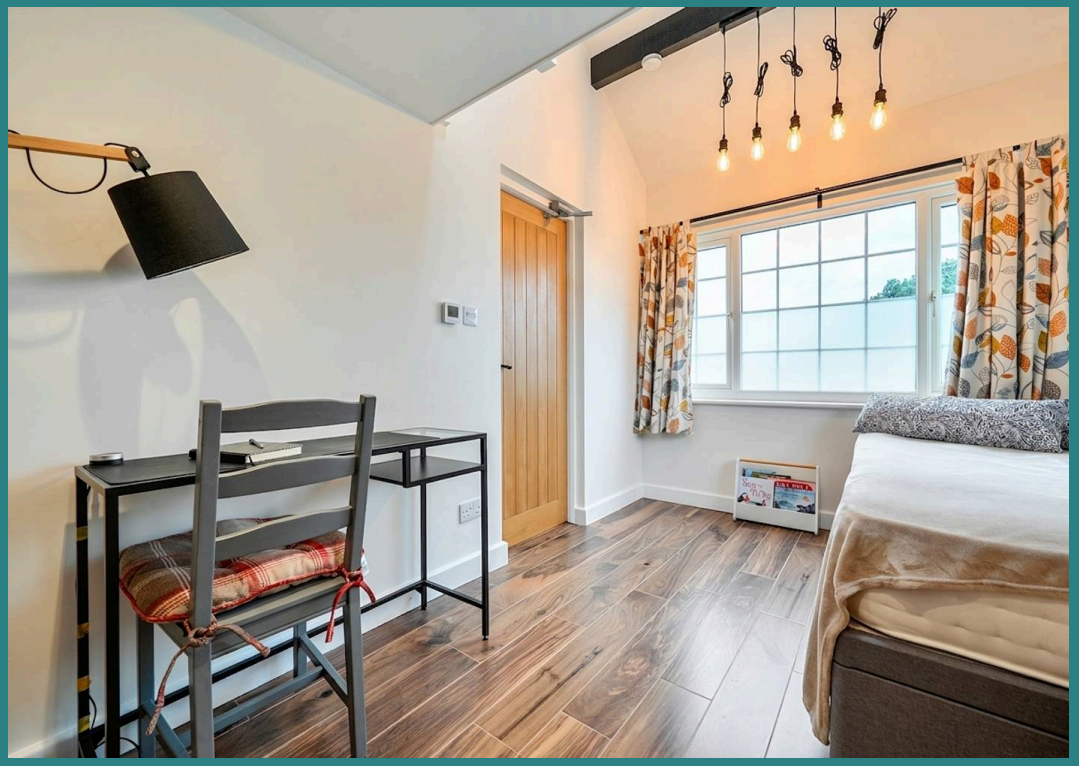








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GARDEN

Private garden, mainly laid to lawn, beautifully designed for outdoor entertaining and making the most of the peaceful surroundings. Also benefits from a chipping slated storage area including wood store, providing practical and well-organised additional storage.

DRIVEWAY

2 Parking Spaces

Private and securely gated driveway parking for two vehicle's.





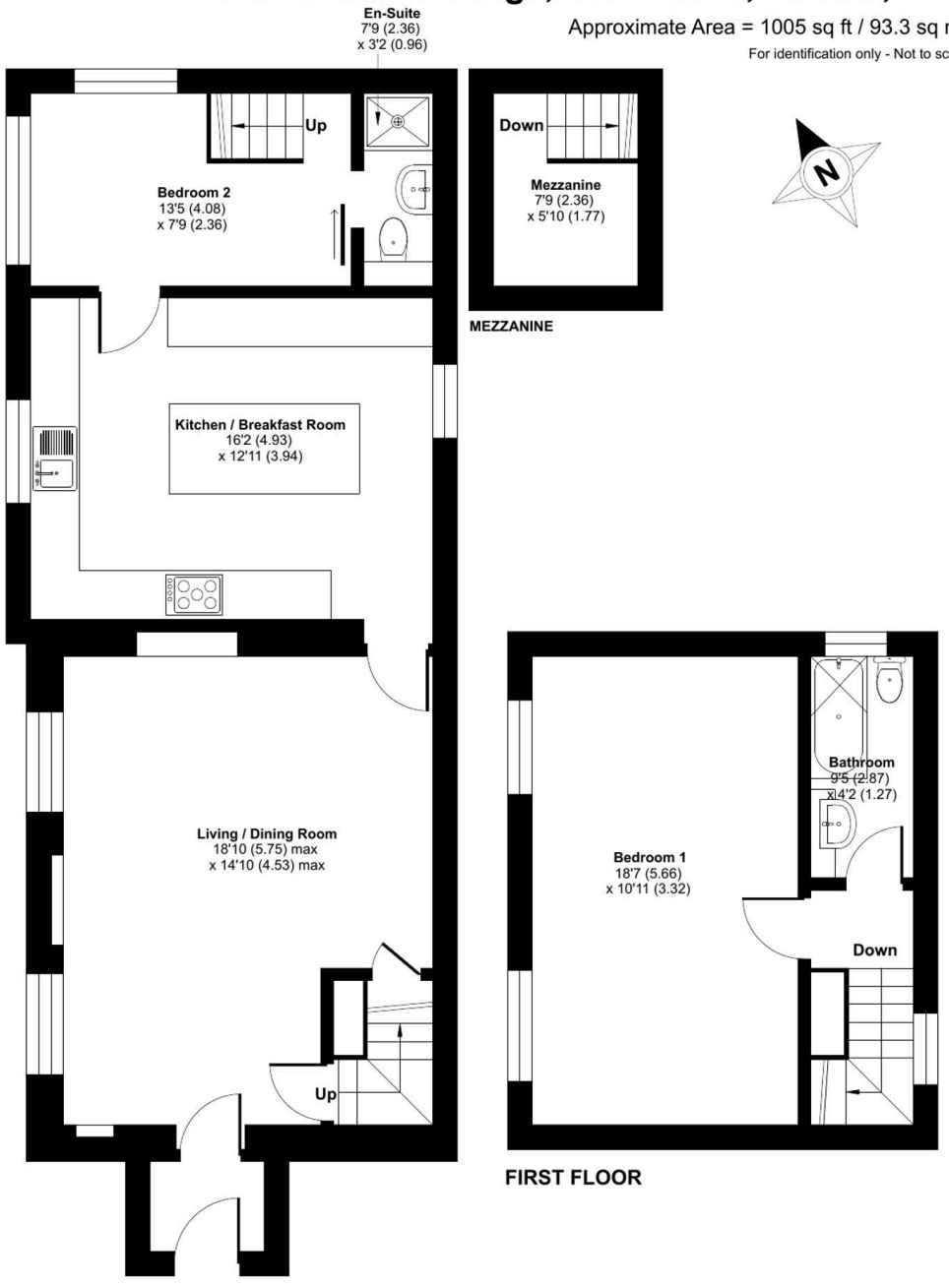


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Hutton Gate Cottage, Old Hutton, Kendal, LA8

Approximate Area = 1005 sq ft / 93.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Arnold Greenwood Estate Agents. REF: 1492543

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