



Kendal

£595,000

Ewebank, High Barn, Old Hutton, Kendal, Cumbria , LA8 0NS

Nestled in the heart of a picturesque hamlet between New Hutton and Old Hutton, Ewebank High Barn is a timeless and beautifully presented family home that embodies the charm of rural living with the comfort of modern conveniences. This character-filled residence offers a rare opportunity to embrace a peaceful, countryside lifestyle, all while remaining just minutes from excellent transport links, including Oxenholme mainline train station and the M6 at Junction 37. The thriving market town of Kendal is also just a short drive away, providing a range of shops, supermarkets and amenities.

Set amidst rolling green fields and approached via a quiet lane, this charming home instantly captures the essence of traditional English living. Lovingly restored and thoughtfully updated, the property boasts a wealth of original features – from exposed limestone walls and rustic wooden beams to bespoke wooden farmhouse doors and reclaimed materials – all of which speak to the building's rich heritage.

Quick Overview

- Beautiful detached 4-bedroomed barn conversion
- Peaceful hamlet setting with outstanding views
- Traditionally restored throughout
- Recently installed solar panels
- Bespoke hand-built kitchen with range
- Detached garage and outbuildings
- Thoughtfully landscaped gardens with pond
- Driveway with ample parking
- Viewing is highly recommended!!
- B4RN Broadband available



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E



B4RN



Driveway
Parking

Property Reference: K7131



Entrance Hall



Kitchen



Kitchen



Kitchen

In addition to its traditional appeal, the home benefits from modern, energy-efficient features, including solar panels that provide between 50% and 60% of the property's electricity needs. Battery storage ensures that power generated during the day can be used when it's needed most, offering both sustainability and long-term savings. New insulation and roof to the main property installed in 2023.

Step inside through a characterful glazed front door into a spacious and sunlit hallway. Here, traditional craftsmanship meets natural textures, with Ted Todd oak flooring underfoot and original stonework creating a warm and inviting atmosphere. The hallway sets the tone for the rest of the home, blending authenticity with understated elegance.

At the heart of the home is a truly unique dining kitchen, crafted from reclaimed church pews and enhanced by stunning granite worktops. Decorative glass-fronted cabinets, a Bosch induction hob, extractor and integrated dishwasher complete with an inset traditional porcelain Belfast sink make this space as practical as it is beautiful. Under-slate heating runs throughout the kitchen and side porch, adding discreet comfort underfoot. This triple-aspect room is bathed in natural light and enjoys views of the surrounding greenery, making it a joy to cook and dine in. A connecting porch-ideal for muddy boots and coats-leads out to the rear yard and adds to the kitchen's functionality. The Esse oil-fired range brings both nostalgic charm and also provides heating and hot water for the home.

The generous dual-aspect living room is a cosy yet open space, with a feature wood-burning stove and patio doors leading directly to the rear yard. A snug, tucked away off the hallway, offers a peaceful retreat for reading or relaxation. The downstairs utility room provides practical space with oak worktops, a traditional porcelain belfast sink, plumbing for laundry appliances and space for an additional height fridge freezer; All designed with family life in mind.

Also on the ground floor is a large, double bedroom with built-in storage, ideal for guests or multi-generational living. Adjacent to this, the ground floor bathroom is styled in a calming, neutral palette and features oak flooring, a walk-in rainfall shower, glass screen, vanity basin, and heated towel rail – a blend of modern convenience and classic style.

An elegant staircase, carpeted with a central runner, leads to the first floor where countryside views and exposed timber beams remind you that you're in a truly special setting.

The principal bedroom is a spacious retreat with dual-aspect windows offering panoramic views of the surrounding fields and south lake district mountains. An original stone mantle adds period charm, while a double glazed door opens to a private balcony – a perfect spot for your morning coffee as you soak in the serenity of the landscape.

Two further bedrooms provide flexible family accommodation. Bedroom Two is a double room and features exposed beams, oak flooring, and built-in wardrobes, with peaceful views over the greenery. Bedroom Three, complete with a built-in single bed and storage, ideal for a child's bedroom or nursery and is lit by a roof window.

The family bathroom continues the home's traditional theme with a freestanding roll-top bath, vanity basin, W.C., bidet, heated towel rail, and tasteful part-tiled walls – a timeless space for relaxation.

Outside, the charm continues. The beautifully tended gardens wrap



Living Room



Living Room



Ground Floor Snug



Bedroom Three



Downstairs Shower Room



Bedroom One

around the property, offering a mixture of lawned areas, mature hedging, and even a pond – previously home to the family's ducks. The front driveway is block-paved, providing ample parking, while a secure rear yard allows for additional vehicle storage or play space.

Ewebank High Barn is not just a home – it's a lifestyle. Multiple outbuildings add exceptional versatility; including a detached garage with lighting, power, and storage space, a home gym, ideal for fitness enthusiasts and a separate home office/studio, perfect for working from home or creative pursuits in peace and quiet.

This exceptional property is more than just a house – it's a way of life. From the handcrafted kitchen to the rolling countryside that surrounds it, every detail has been designed to offer comfort, beauty, and a connection to nature.

Don't miss your chance to own this enchanting countryside residence – Ewebank High Barn could be your next family home and forever lifestyle.

Accommodation with approximate dimensions:

Entrance Hall

Living Room 16' 4" x 14' 1" (4.98m x 4.31m)

Utility Room 8' 1" x 6' 7" (2.47m x 2.01m)

Snug/Study 11' 5" x 5' 11" (3.49m x 1.82m)

Bedroom Three 10' 3" x 10' 0" (3.14m x 3.06m)

Ground Floor Bathroom

Kitchen 18' 1" x 11' 6" (5.53m x 3.51m)

Porch

First Floor Landing

Bedroom One 17' 11" x 11' 1" (5.48m x 3.38m)

Bedroom Two 9' 3" x 8' 9" (2.82m x 2.67m)

Bedroom Four 11' 4" x 6' 3" (3.46m x 1.93m)

House Bathroom

Detached Garage 17' 0" x 15' 10" (5.20m x 4.84m)

Detached Home Office 11' 8" x 7' 10" (3.56m x 2.40m)

Outbuilding 9' 10" x 7' 1" (3.00m x 2.16m)

Property Information:

Parking: Driveway parking & Detached garage

Services:

Tenure: Freehold

Council Tax: Westmorland and Furness council tax band band G

Energy Performance Certificate: The full energy performance certificate is available on the Hackney & Leigh website.



Balcony View



Bedroom One



Bedroom Two



BedroomTwo



Bedroom Four

What3Words & Directions: [///gems.jogging.spin](https://www.what3words.com/#!/gems.jogging.spin)

From Kendal town centre, proceed south down Ayman road and follow signs for Oxenholme train station. At the station, continue up the hill and follow the road for approximately 1.5 miles into Middleshaw. At the crossroads, turn left onto Eskrigg End Road. Continue for half a mile and turn left which is sign posted Ewebank continue up this lane past the cluster of houses and Ewebank Highbarn is located on the left hand side shortly after.

Viewings: Strictly by appointment with Hackney & Leigh.

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Meet the Team

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Ewebank High Barn, Old Hutton, Kendal, LA8

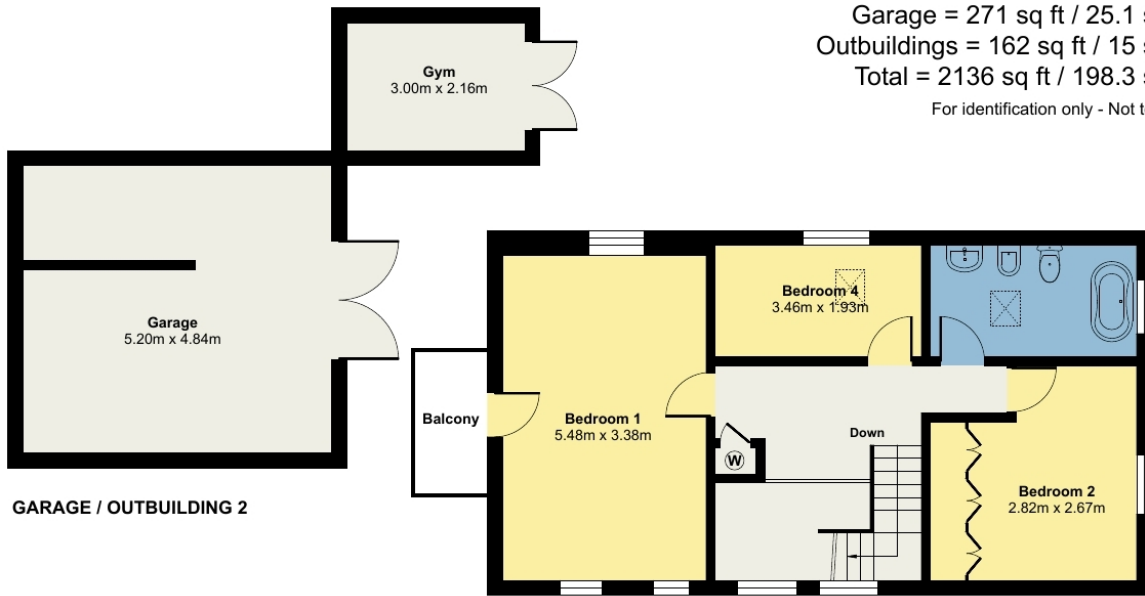
Approximate Area = 1703 sq ft / 158.2 sq m

Garage = 271 sq ft / 25.1 sq m

Outbuildings = 162 sq ft / 15 sq m

Total = 2136 sq ft / 198.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1319072

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