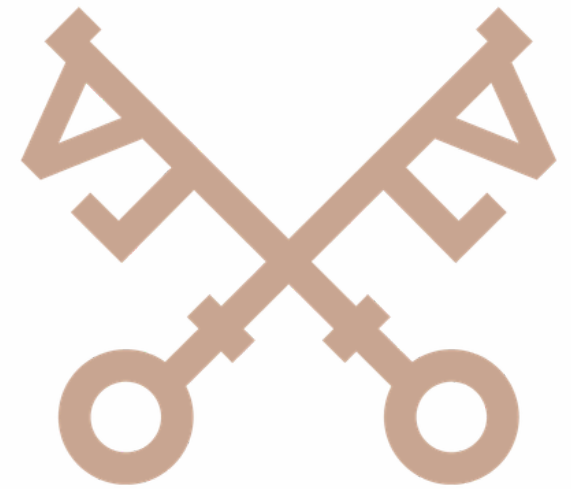




6 Low Meadow  
Old Hutton

## 6 LOW MEADOW, OLD HUTTON



Low Meadow is a beautifully balanced four bedroom detached home that combines generous living space with a calm, countryside backdrop. Positioned within a generous plot backing directly onto open farmland, the property enjoys far reaching rural views and a genuine sense of privacy, while remaining within easy reach of Kendal and the wider Lune Valley. Light filled rooms, a practical layout and a strong connection to the outdoors create a home that works effortlessly for modern family life.

The ground floor is accessed via a welcoming vestibule leading into a central hallway, creating an immediate sense of space. The generous lounge is a standout reception room, filled with natural light and centred around a characterful exposed stone chimney breast with log burner. Flowing through to the dining room, the layout works effortlessly for both everyday family life and entertaining. The kitchen is well arranged with a range of fitted units and integrated appliances, while a versatile additional room currently used as a study provides flexibility for home working, hobbies or a playroom, alongside a convenient WC. To the first floor are four well-proportioned double bedrooms, including an impressive principal suite with a walk-in wardrobe and en suite shower room, creating a comfortable private retreat. A family bathroom completes the accommodation.



Property Type:

*Detached*

Square Footage:

*1987* sqft

Council Tax Band:

*F*

EPC Rating:

*D*

Tenure

*Freehold*

*Take a closer look...*





# Why Old Hutton?

LOW MEADOW IS SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF OLD HUTTON, A PEACEFUL RURAL SETTING ON THE EDGE OF THE LUNE VALLEY AND WITHIN EASY REACH OF KENDAL. THE VILLAGE IS WELL REGARDED FOR ITS STRONG SENSE OF COMMUNITY, ATTRACTIVE COUNTRYSIDE SURROUNDINGS AND CONVENIENT ACCESS TO SOME OF SOUTH LAKELAND'S MOST POPULAR DESTINATIONS. DESPITE ITS IDYLIC RURAL POSITION, THE PROPERTY IS EXCELLENTLY PLACED FOR EVERYDAY PRACTICALITY. KENDAL TOWN CENTRE IS JUST A SHORT DRIVE AWAY, OFFERING A WIDE RANGE OF INDEPENDENT SHOPS, SUPERMARKETS, CAFES, SCHOOLS AND LEISURE FACILITIES. FOR THOSE NEEDING TO TRAVEL FURTHER AFIELD, JUNCTION 36 OF THE M6 IS WITHIN EASY REACH, PROVIDING EXCELLENT CONNECTIONS NORTH AND SOUTH. THE SURROUNDING AREA IS RENOWNED FOR ITS NATURAL BEAUTY, WITH THE LUNE VALLEY, HOWGILL FELS AND LAKE DISTRICT NATIONAL PARK ALL WITHIN COMFORTABLE DRIVING DISTANCE. THIS MAKES THE LOCATION IDEAL FOR THOSE WHO ENJOY WALKING, CYCLING AND OUTDOOR PURSUITS, WHILE STILL REQUIRING ACCESSIBILITY FOR COMMUTING. A SELECTION OF WELL-REGARDED LOCAL SCHOOLS AND VILLAGE AMENITIES ARE NEARBY, AND THE AREA BENEFITS FROM A STRONG MIX OF COUNTRYSIDE TRANQUILLITY AND PRACTICAL CONVENIENCE, MAKING OLD HUTTON A CONSISTENTLY SOUGHT-AFTER LOCATION FOR FAMILIES AND PROFESSIONALS ALIKE.

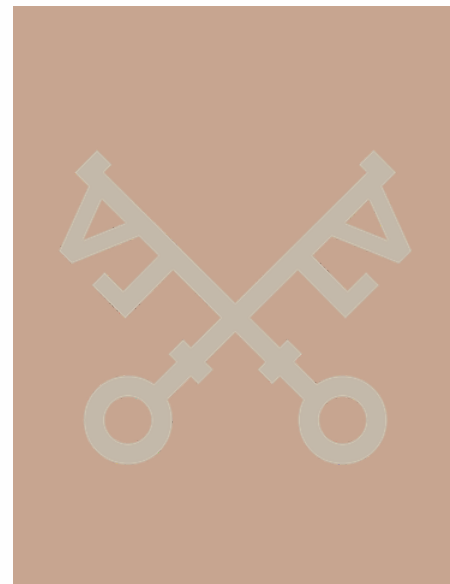
6 Low Meadow, Old Hutton





EXTERNALLY, THE PROPERTY SITS WITHIN AN ATTRACTIVE, LOW MAINTENANCE PLOT WITH A COMBINATION OF PAVED SEATING AREAS, GRAVEL SECTIONS AND ESTABLISHED PLANTING. THE REAR GARDEN IS A REAL HIGHLIGHT, OFFERING UNINTERRUPTED COUNTRYSIDE VIEWS AND A GENEROUS PATIO IDEAL FOR OUTDOOR DINING AND RELAXATION. TO THE FRONT, THERE IS OFF ROAD PARKING FOR TWO VEHICLES LEADING TO A DETACHED SINGLE GARAGE, WITH PATHWAYS PROVIDING EASY ACCESS AROUND BOTH SIDES OF THE PROPERTY TO THE REAR GARDEN. COMBINING GENEROUS FAMILY LIVING WITH AN EXCEPTIONAL COUNTRYSIDE SETTING, LOW MEADOW IS A HOME THAT OFFERS BOTH PRACTICALITY AND LIFESTYLE IN EQUAL MEASURE. RARELY DO PROPERTIES IN SUCH A PEACEFUL POSITION PROVIDE THIS BALANCE OF SPACE, OUTLOOK AND ACCESSIBILITY, MAKING THIS A SUPERB OPPORTUNITY WITHIN ONE OF SOUTH LAKELAND'S MOST DESIRABLE VILLAGE LOCATIONS.











Zzz... 000





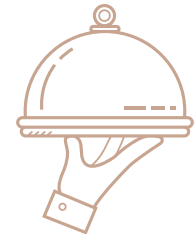
# WHERE CAN I FIND...



The Closest Schools?  
Old Hutton C of E School - 8  
Minute Walk



The Local Shop?  
Asda, Kendal - 10 Minute  
Drive



A Delicious Meal?  
The Heron - 10 Minute  
Drive



Somewhere Nice to Walk  
the Dog?  
Miles of endless rambling  
right on your doorstep!



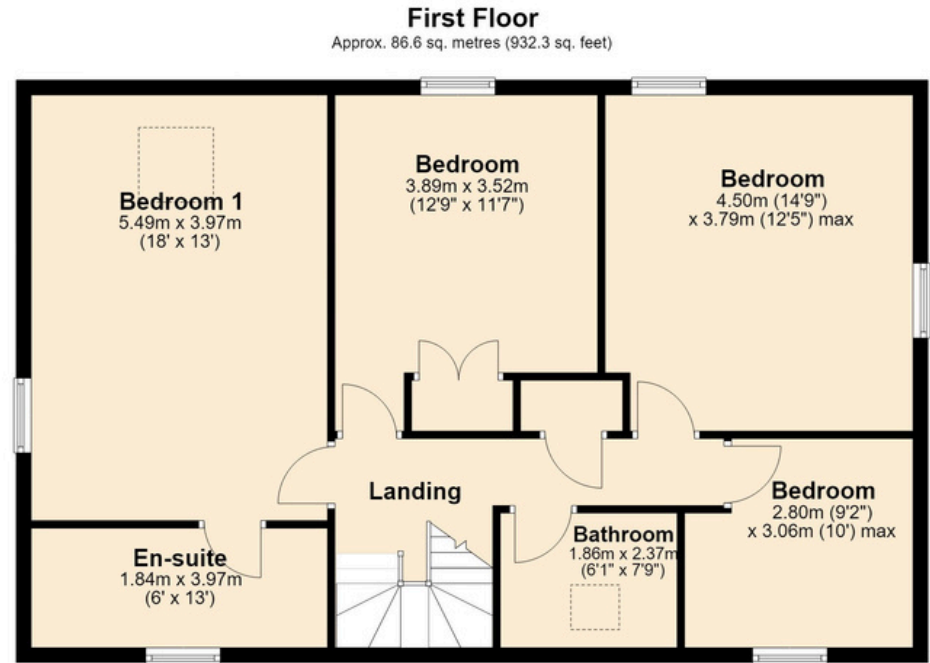
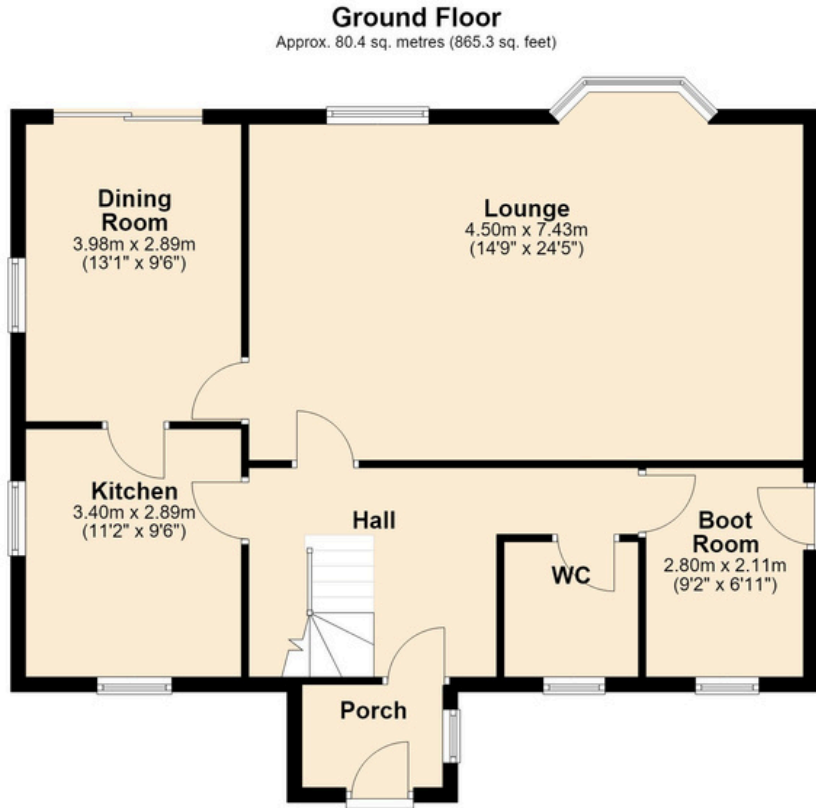
A Refreshing Pint?  
The Station Inn - 5 Minute Drive



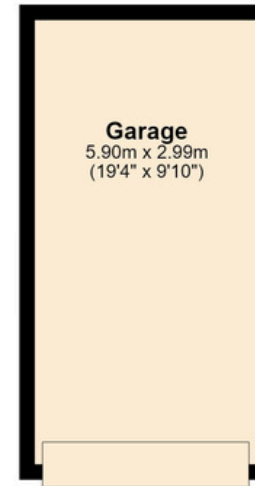
Closest Transport Links  
Oxenholme Station - 5 Minute  
Drive







**Garage**  
Approx. 17.6 sq. metres (189.9 sq. feet)



Total area: approx. 184.6 sq. metres (1987.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

6 Low Meadow  
Old Hutton

6 Low Meadow, Old Hutton, Kendal, LA8 0NZ



///blanking.bonus.episodes



**lunevalley**  
**ESTATES.**

015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)