

Finest

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Middleshaw House | Middleshaw | Old Hutton | Kendal | Cumbria

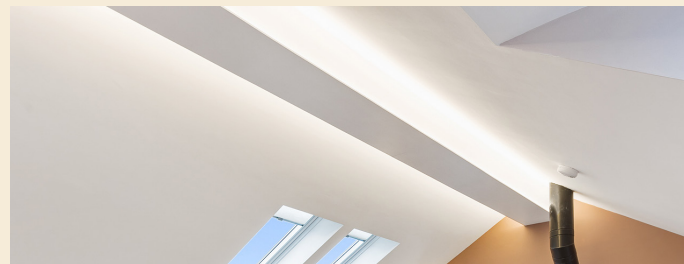


“A characterful period house with a striking modern extension and generous gardens”

The Property

Set within a peaceful rural setting on the outskirts of Kendal, and within easy reach of the Lake District National Park, Middleshaw House presents a thoughtfully extended stone-built house where traditional character and contemporary design have been carefully brought together. The original house retains its sense of warmth and familiarity, while the more recent addition introduces a striking open-plan living space, designed to draw in light and connect effortlessly with the gardens beyond. The result is a house that feels both established and modern in equal measure, offering a highly adaptable layout suited to a range of lifestyles.

You are welcomed directly into the newer part of the house, where the scale and openness of the principal living space immediately becomes apparent. Arranged as a kitchen, dining and sitting area, this room has been designed with a clear emphasis on light, flow and outlook. The SieMatic kitchen is centred around a large island and complemented by a range of integrated appliances including a fridge, freezer, dishwasher, double oven and hob with extractor. Full-width windows incorporating sliding doors draw in natural light and open directly onto the garden, reinforcing the connection between inside and out. Clean lines and a restrained palette allow the space to feel calm and considered, while underfloor heating runs throughout this section, enhancing comfort underfoot.



Full-width glazing frames views across the garden and provides a natural extension of the living space during warmer months, allowing inside and outside to work together with ease. The seating area is arranged around a contemporary feature fireplace, creating a focal point within the otherwise open plan, while the dining area sits comfortably alongside, positioned to enjoy the outlook.

A hallway leads through to the original part of the house, where the atmosphere shifts to something more intimate. Here, a traditional sitting room is defined by exposed stonework and timber beams, with a fireplace providing a natural centrepiece. Beyond, a further reception room offers flexibility as a dining room, study or occasional ground floor bedroom, depending on requirements. The kitchen in this part of the house, currently arranged as a utility space, provides ample storage and provision for white goods, ensuring the main living area remains uncluttered. A ground floor WC is also positioned off the hallway.

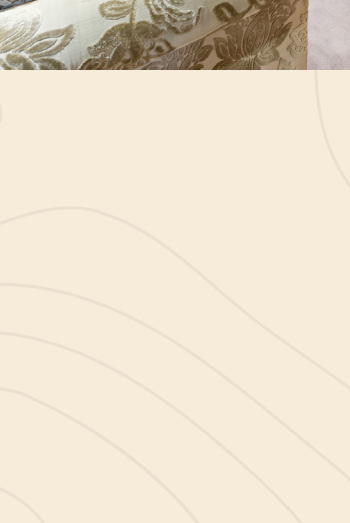
Upstairs, the newer section continues to provide adaptable space, currently arranged as a large first floor sitting room. With its elevated position and generous proportions, it offers a quiet retreat away from the main living areas, equally suited as a cinema room, studio or additional lounge. A Stovax woodburning stove creates a natural focal point while providing warmth, enhancing the sense of comfort and making the space feel particularly inviting.



The original first floor accommodates three bedrooms, each with its own character, shaped by the proportions of the building and framed by views across the surrounding countryside. These are served by a well-appointed family bathroom, finished with a freestanding bath and separate walk-in shower, creating a space that is both practical and considered.

Agents Note

A separate paddock is available by separate negotiation, offering additional land for those seeking further outdoor space or flexibility.



Google Maps

what3words



///pipeline.trickling.acute

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains water and electricity. Electric central heating/oil central heating.
Drainage to septic tank.



Postcode Council Tax EPC Tenure

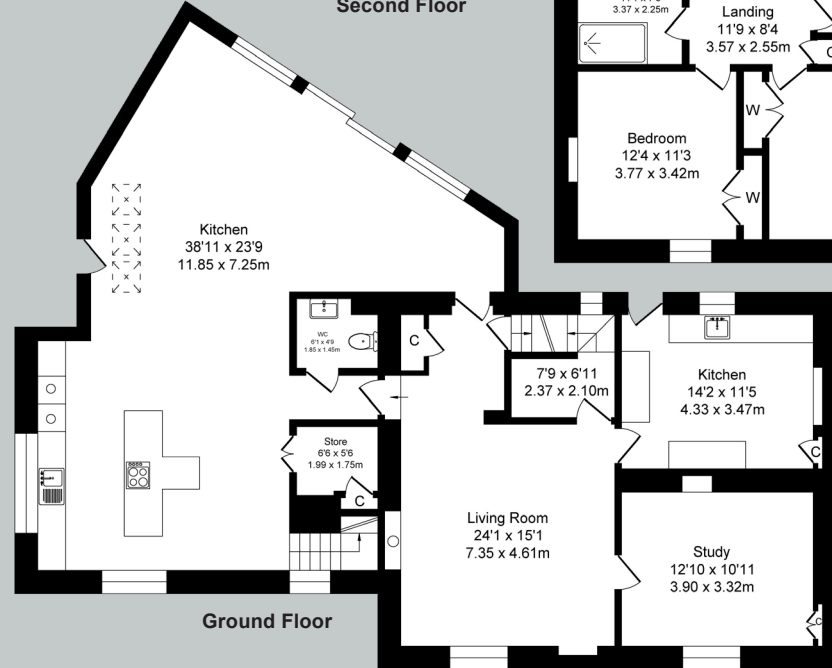
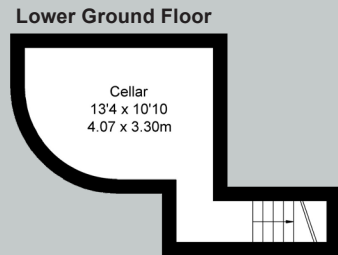
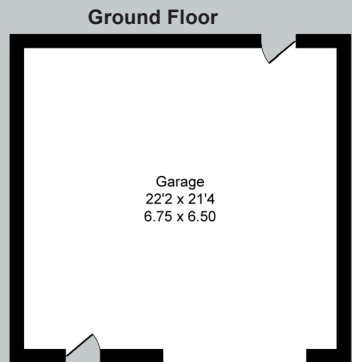
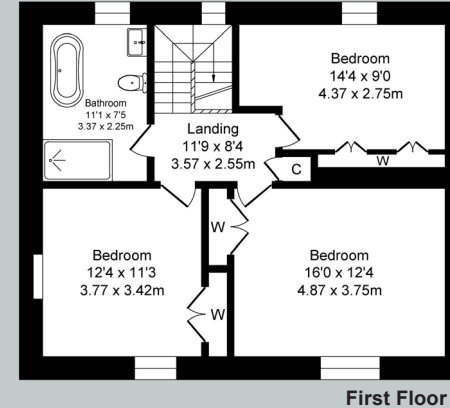
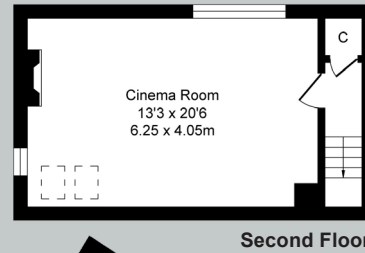
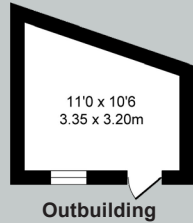
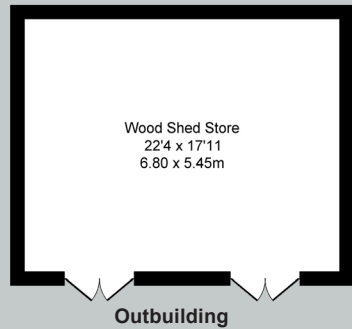
LA8 0LZ

Band F

Rating E

Freehold

Floor Plans



Total area: approx 337.9 sq metres (3637 sq feet)

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Viewings Strictly by Appointment



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15 Market Place | Corbridge | Northumberland | NE45 5AW
0330 111 2266 | contact@finest.co.uk

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