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Old Hutton | Kendal | Cumbria

Fullbrook Cottage



“A beautifully restored, detached country cottage with a striking contemporary annexe in an idyllic rural setting”

The Property

Occupying a peaceful position within the scattered rural hamlet of Old Hutton, Fulbrook Cottage is a distinctive detached period home that has been thoughtfully restored to preserve its historic character while embracing the demands of modern living. Dating back several centuries and rich in local history, the property combines exposed timber framing, original beams and substantial fireplaces with carefully considered improvements carried out by the current owners over more than two decades. The result is a welcoming family home of genuine authenticity, complemented by an impressive detached contemporary annexe that significantly broadens its appeal.

A glazed entrance porch provides a practical introduction before opening into the principal reception rooms, where slate flooring, exposed beams and deep-set windows create interiors of warmth and substance. The sitting room is centred around a substantial fireplace with a wood-burning stove beneath a heavy timber lintel, while windows on two elevations draw in natural light and views of the surrounding countryside. Adjoining this, a second reception room offers a more intimate atmosphere with its own multi-fuel stove, making it equally suited to informal dining, reading or relaxed evenings with family and friends.

The kitchen is generously proportioned and arranged to accommodate everyday dining beneath recessed lighting. Solid timber cabinetry is paired with durable composite work surfaces and Burlington stone flooring, while a range-style cooker, integrated appliances and excellent storage ensure the room is as practical as it is welcoming. Beyond, a cloakroom and utility room provide



valuable everyday functionality, with the utility opening directly onto the garden and giving access to a versatile first-floor room currently arranged as a home office.

The first floor provides three well-proportioned bedrooms, each retaining the cottage's character through exposed beams and timber-framed windows, together with a spacious family bathroom featuring both a freestanding bath and separate walk-in shower. Occupying the entire second floor, the principal bedroom forms a peaceful private retreat beneath the roofline, complemented by fitted storage and an individual en suite finished with Burlington stone flooring, a freestanding bath and walk-in shower.

Standing separately from the house, the contemporary detached annexe represents one of Fulbrook Cottage's defining features. Constructed to an excellent standard with extensive glazing framing views across the surrounding fields, it currently provides generous garaging, workshop space and an impressive first-floor studio. With power, water and drainage already connected, the building offers exceptional flexibility and, subject to any necessary consents, presents exciting possibilities for guest accommodation, multigenerational living, home working or a wide variety of lifestyle and business uses.





Google Maps

what3words



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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.

Postcode Council Tax EPC Tenure

LA8 0LT

Band F

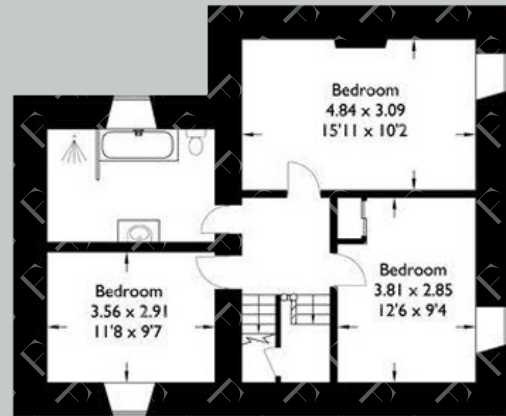
Rating E

Freehold

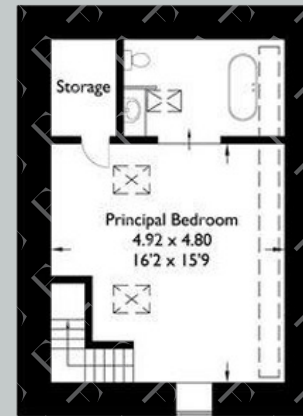
Services

Mains electricity and mains water. Oil fired central heating. Private Klargester sewage treatment plant (fully compliant with current regulations and serviced annually). Gigabit full fibre broadband available via B4RN. Westmorland and Furness Council, Council Tax Band F

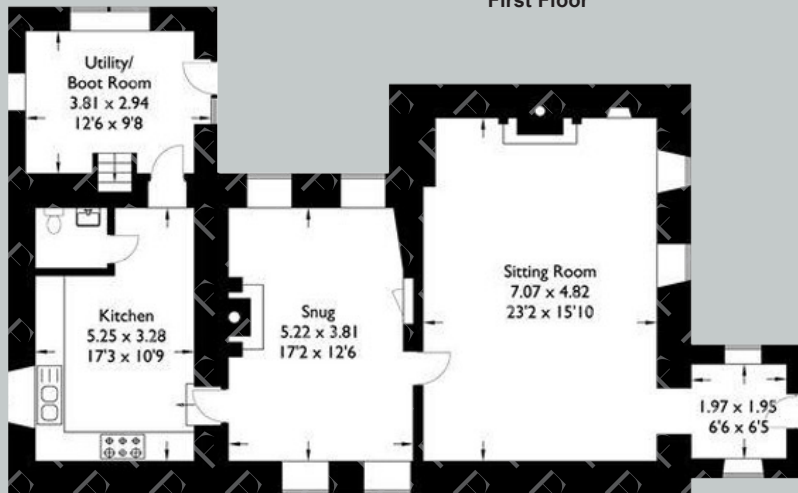
Floor Plans



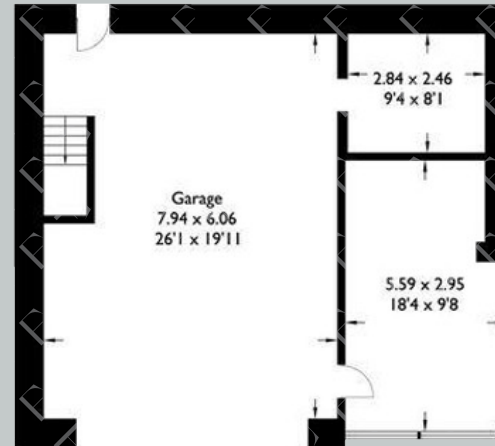
First Floor



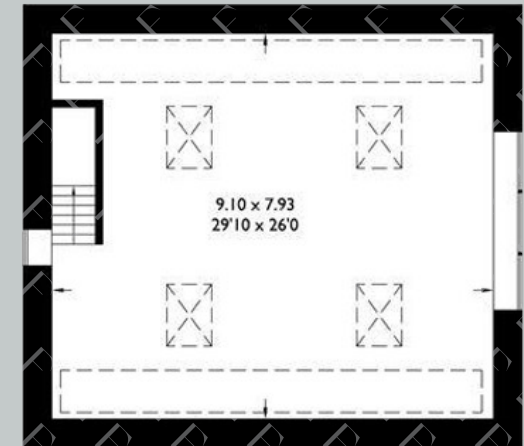
Second Floor



Ground Floor



Total area: approx. 328.56 sq. metres (3536.59 sq. feet)



Outbuilding



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Viewings Strictly by Appointment



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