



BECK VIEW, BEEHIVE LANE, NEW HUTTON, KENDAL, CUMBRIA, LA8 0AJ
£625,000

MILNE MOSER
SALES + LETTINGS

BECK VIEW, BEEHIVE LANE NEW HUTTON, KENDAL CUMBRIA, LA8 0AJ



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GARAGE &
PARKING

OVERVIEW

With commanding views over open countryside, this four bedroom detached house has a versatile layout and is presented to a high standard both inside and out. Updated, modernised and reconfigured, the accommodation now boasts four double bedrooms - three of which have ensuites, and a generous lounge, dining and kitchen area - perfect for family living. Externally, the property has terraced garden spaces with numerous patios and seating areas, ideal from which to admire the view. There is ample off road parking and a large garage. Located just a few minutes' drive from Oxenholme Mainline Station, there is also excellent access to Westmorland General Hospital, primary and secondary schools, Kendal town centre and the wider Lake District. Available with no onward chain. The property is currently run as a successful high-end holiday let, furniture as seen maybe available to purchase.

ACCOMMODATION

From the parking area at the side, a gate leads to a terrace at the rear and to the main door.

PORCH

7' 10" x 4' 11" (2.40m x 1.50m)

A practical space with plumbing for a washing machine, two chrome heated towel rails, downlights and an extractor.

KITCHEN DINER

11' 7" x 21' 3" (3.52m x 6.48m)

Fitted with cream shaker style base and wall units, quartz worktops incorporating a breakfast bar and contemporary tiled





splashbacks. Stainless steel one and a half bowl sink with drainer, an induction hob with hood above, electric oven and a microwave. Integrated fridge freezer and dishwasher. Under unit lighting, downlights and under floor heating. Oak flooring runs through into the lounge diner giving a lovely open plan feel - the staircase and understairs cupboard have been clad to complement. Dual aspect double glazed windows. The dimension of the room easily allow for an everyday dining table or desk for homework.

LOUNGE DINER

13' 2" x 21' 3" (4.02m x 6.48m)

UPVC double glazed patio doors lead onto the side terrace and there is a lovely view over fields and countryside. Two further double glazed windows. Downlights to the ceiling, a television point and under floor heating.

INNER PASSAGE

Downlights and continuing oak flooring with under floor heating.

BEDROOM & ENSUITE

Bedroom 14' 11" x 9' 1" (4.54m x 2.77m) max

Ensuite 3' 0" x 7' 8" (0.92m x 2.34m)

A dual aspect room and a good sized double. Downlights, television point, built in double wardrobe with internal drawers and two double glazed windows. The ensuite is fully tiled and has a concealed cistern WC, cubicle with fixed head and riser spray and a vanity hand basin. Chrome heated towel rail, illuminated mirror, downlights and an extractor.

BEDROOM

9' 8" x 11' 8" (2.94m x 3.55m) max

Overlooking the beck and fields, the second double bedroom has a built in wardrobe with mirrored sliding doors and internal drawers, downlights and a television point. Under floor heating.

BATHROOM

8' 3" x 7' 4" (2.52m x 2.24m)

A generous fully tiled bathroom with a frosted double glazed window, vanity hand basin and a WC. The bath has a screen and fixed head and riser spray and there are downlights, an extractor and illuminated mirror. Chrome heated towel rail.

LANDING

Downlights.



BEDROOM & ENSUITE

Bedroom 13' 3" x 11' 9" (4.04m x 3.58m) plus wardrobe area
Ensuite 8' 3" x 6' 1" (2.52m x 1.85m)

Within the dormer, the third double bedroom has two UPVC double glazed windows - both of which frame the view perfectly. There are two double wardrobes in the entry area (both with internal lights), downlights, a radiator and television point. The adjoining ensuite is fully tiled and has a quadrant cubicle, vanity hand basin and a WC. The cubicle is fitted with a ceiling shower head and riser spray and there is an illuminated mirror, shaver point, extractor and downlights. UPVC double glazed window and a chrome heated towel rail.

BEDROOM & ENSUITE

Bedroom 14' 10" x 11' 10" (4.53m x 3.61m) plus wardrobe area
Ensuite 8' 0" x 6' 1" (2.43m x 1.85m)

The fourth double bedroom is also within the dormer and has lovely views over fields and the beck. Downlights to the ceiling, a television point and a radiator. Two double wardrobes with internal light and access to the eaves. The ensuite is fully tiled and fitted with a WC, vanity hand basin and quadrant shower cubicle with ceiling shower head and riser spray. Chrome heated towel rail, an illuminated mirror, downlights and a shaver point. The bedroom and ensuite have UPVC double glazed windows.

EXTERNAL

Landscaped terraces extend to two sides of the house and are perfect for patio furniture and pots. The views are fantastic - across the beck, farmland and countryside. There is access from the lounge diner, ideal for outdoor dining plus a lower deck currently used for a hot tub (external socket/power supply). There are hot and cold taps, external lighting plus an extra outdoor socket by the garage. The generous tarmac'd parking area is at the side and easily accommodates 3-4 vehicles.

GARAGE

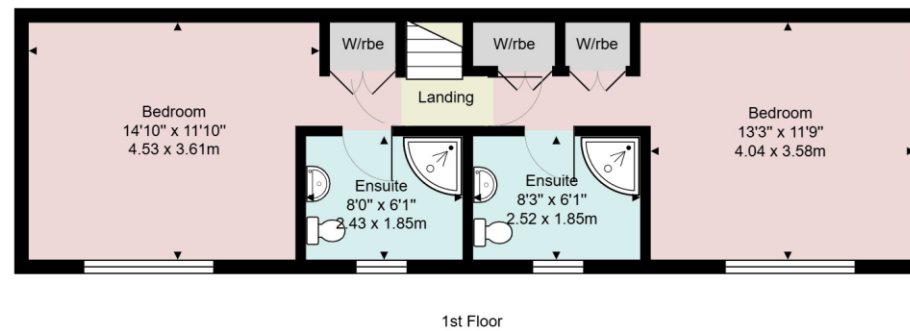
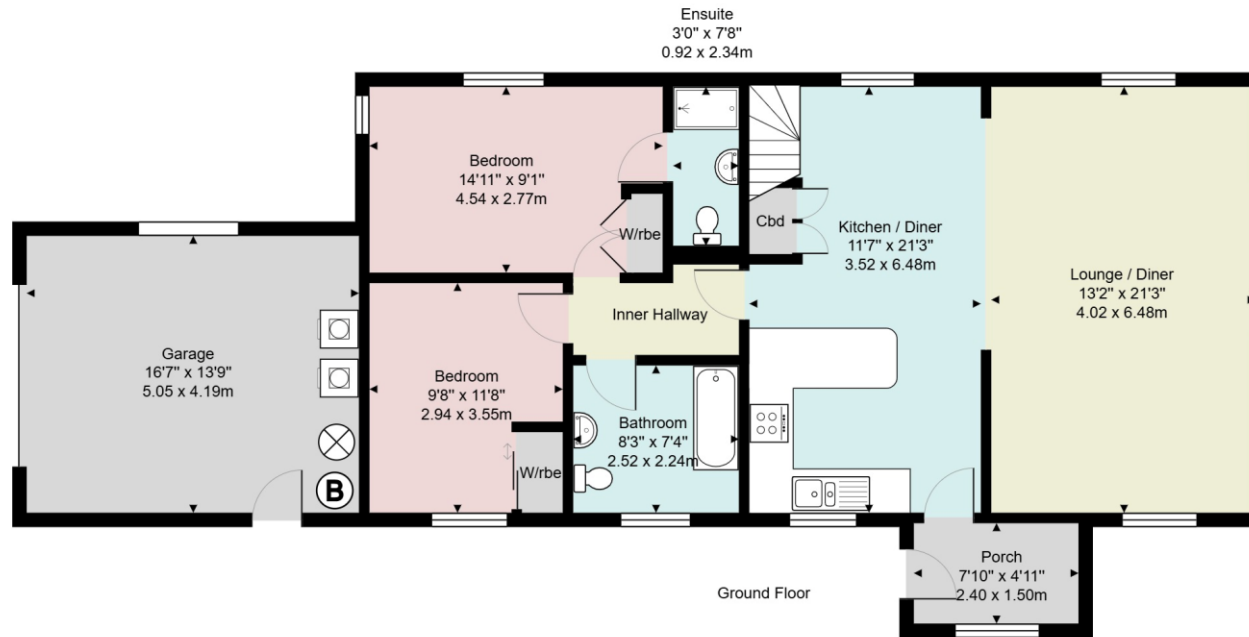
16' 7" x 13' 9" (5.05m x 4.19m)

A large garage with electric roller door, power and light. A window faces the lane and there is a pedestrian door. The garage houses the Ideal LPG boiler, the hot water cylinder, UV filtration system for the private water supply and two water storage/holding tanks.









Approx. Total Area: 1745 ft² ... 162.1 m² inc. Garage

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

DIRECTIONS

Leaving Kendal on Singleton Park Road (A684), pass Castle Green Hotel and proceed out into the countryside. Pass Hayclose Lane/Oxenholme and wind downhill heading towards Sedbergh. At the sharp bend, turn right onto Beehive Lane (Hilltop Lodges and North Lodge). Continue along the lane passing Castle Fire on the right. Beck View is second property on the right after Castle Fire. Beehive Lane runs through to the Old Hutton Road (B6254).

what3words:///hobby.disbanded.cobbled

GENERAL INFORMATION

Services: Mains Electric. Private Water Supply - UV filtration system and two holding tanks. LPG heating. Private drainage via treatment plant installed in 2020. B4RN superfast full fibre broadband.

Tenure: Freehold

Council Tax Band: Currently rated for Business Rates

EPC Grading: E

To check Broadband and Mobile phone coverage, click on our

Key Facts for Buyers report online if available or visit

www.ofcom.org.uk/phones-telecoms-and-internet/coverage

MILNE MOSER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	24 F	
1-20	G		



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