

**Christopher  
Whelan**

**4 The Fold, Bridge End, Old Hutton,  
Kendal LA8 ONJ**



**£250,000**

**Character cottage modernised some 5 years ago with multi-fuel stove in lounge, fully fitted kitchen/diner with utility and downstairs cloaks. Three double bedrooms and family bathroom.**

**Integral garage.**

**Set amongst similar properties in the oldest part of Old Hutton.**



**Auctioneers, Estate Agents & Property Managers**  
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## General

All electric installation, central heating and plumbing is approx. 5 years old.

Frost sensor in roof. Aerial splitter in roof to allow TV in all main rooms. Double glazed throughout.

**Accommodation** (All measurements are approximate)

## Entrance Hall

Double glazed window. Downlighters. Radiator. Carpet. Door to garage.

Stairs up

## Cloaks

WC. Bracket basin. Extractor. Radiator. Vinyl floor covering.

## Lounge

**4.45 x 3.61m (14ft 7ins x 11ft 10ins)**

Fireplace with multi fuel stove on flag hearth.

Uplighters. TV point. Telephone point. Radiator. Carpet.



## Kitchen

**2.9 x 3.61m (9ft 6ins x 11ft 10ins)**

Range of wall and base units under worktop housing stainless steel sink. Stoves stainless steel electric hob and fan oven. Cooker hood with extractor. Spaces for fridge and dishwasher. Tile splashback. Under unit lights. Downlighters. Radiator. Vinyl floor covering.



## Utility off kitchen

**1.63 x 1.68m (5ft 4ins x 5ft 6ins)**

Worktop with space under for washer and dryer – plumbed.



## Landing

Downlighters. Smoke alarm. Carpet. Access to loft.

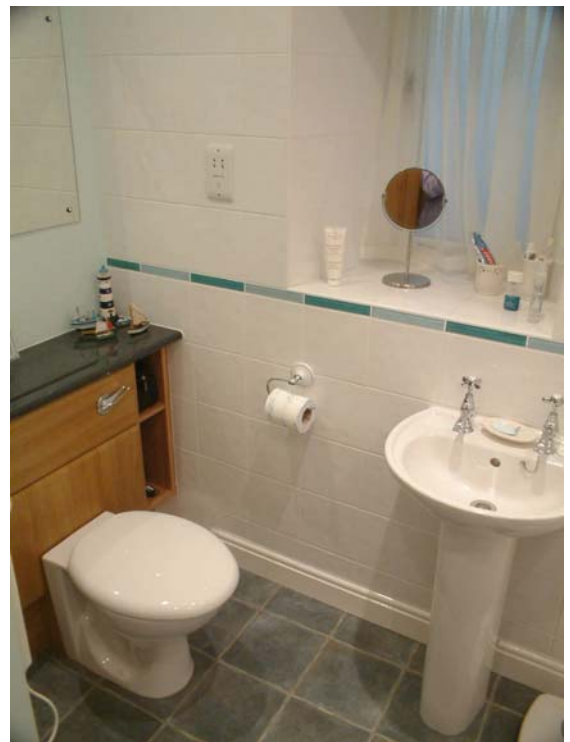
**Bedroom 1**                    **4.04 x 4.75m (13ft 3ins x 15ft 7ins)**  
Built in double robe. Telephone point. Blind. Radiator.  
Carpet.



**Bedroom 2**                    **3.23 x 2.67m (10ft 7ins x 8ft 9ins)**  
Telephone point. Blind. Radiator. Carpet.



**Bathroom**                    **2.03 x 2.62m (6ft 8ins x 8ft 7ins)**  
WC with concealed cistern. Pedestal basin. Panel bath  
with power shower over. Shower screen. 2 walls tiled.  
Downlighters. Extractor. Vinyl floor covering. Wall  
mirror. Airing cupboard with cylinder and Aztec water  
heater.



**Bedroom 3** 5.13 x 3.38m (16ft 10ins x 11ft 1ins)  
 Built in robes. Blind. Downlighters. Aerial. Radiator.  
 Carpet. Access to loft.



**Garage** 5.23 x 3.38m (17ft 2ins x 11ft 1ins)  
 Garage with up and over door, light and power.  
 Plumbing for ensuite in Bedroom 3.

**Services**

Mains electricity, metered water. Septic tank for drainage shared with neighbour.

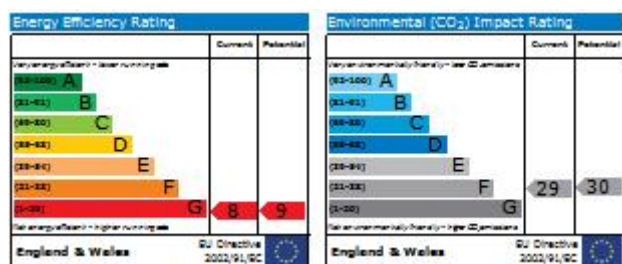
**Council Tax**

Band C £1366.49 2010/11

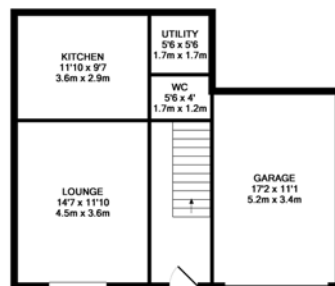
**Tenure**

Freehold

**EPC Graph**



**Floorplan**



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 639 SQ.FT.  
 (59.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 629 SQ.FT.  
 (58.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1218 SQ.FT. (113.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.  
 Made with Metropix 02010

**Directions**

From Oxenholme Station take the B6254 some 3 miles to Old Hutton. Just after telephone box on left turn left into The Fold.

From M6 head West on A684 towards Kendal. After 2.2 miles turn left into Kinn Road. After 1.2 miles slight left toward B6254. Turn left in 0.8 miles at B6254. Continue 1.3 miles then turn left into The Fold.

**Local Authorities:** South Lakeland District Council, Kendal. Cumbria County Council, Carlisle

**Planning Authority:** Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn. N.Yorkshire DL8 3EL.

**If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.**

**Viewing strictly by appointment only.**

**Telephone: 01539 620293 Fax 01539 621650**

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