



# THE OLD STABLES

OLD HUTTON



# GRAND ENTRANCE

Balancing comfort, style and convenience, The Old Stables blends the character that comes with antiquity with contemporary chic. Combined, the result is a warm and vibrant family home, designed for laughter, love and entertaining.

Welcome to The Old Stables, set in the sleepy hamlet of Eskrigg End, nestled conveniently between the thriving market towns of Kendal and Kirkby Lonsdale. Tucked back from the lane, The Old Stables takes on a unique shape, as a long shippen converted to create a contemporary kitchen, meets with the two-storey former barn. There is plenty of parking for around five cars on the spacious drive. Warmth and welcome await beyond the part glazed front door, where exposed stone walls and a lofty ceiling create a light and airy entrance in the porch. Rest on the bench to remove your coat and shoes. Ahead, a handy cloakroom is accessed through a traditional door dressed in Farrow & Ball's Treron; a country grey-green motif continued throughout the home, accenting the woodwork and adding a contemporary chic to this historic barn.





Culinary comforts await in the kitchen, located to the right of the front entrance. Waterproof oak flooring extends underfoot, guaranteed for up to 20 years. Above, the vaulted ceiling lifts the room, whilst light flowing in through the front windows and patio doors fills the space with airy brightness. Sultry shades of Hague Blue transform this country-style kitchen into a contemporary hangout, the hub of the home to which family and friends are inexorably drawn. Cook up a feast as your guests gather at the granite topped breakfast-bar-central island to share a story and a glass of wine. In the summer months, after enjoying dinner in the defined dining area beside the windows, flow out through the patio doors to enjoy the fresh country air and a night cap on the decked terrace, beneath the canopy shelter.

Inside, modern, convenient appliances and fittings include double sinks, double Rangemaster ovens, space for a large American-style fridge-freezer and an enormous pantry cupboard, replete with electrics for all your mixers and blenders. Handmade by LB Joinery, storage at The Old Stables is second to none. Sneak a peek into the walk-in store room, before returning to the hallway.



“THE KITCHEN IS SO BRIGHT AND AIRY, I WANTED A SNUG, WARM LIVING ROOM.”





Across the inner hallway from the kitchen, low ceilings sprinkled with spotlights create an intimate and cosy feel in the living room, where a prominent feature wall wears the soothing grey of Farrow & Ball's Downpipe. Spacious yet cosy, snuggle up on one of the sofas, warmed by the glow radiating from the quality Chesney log-burning stove. Top quality German electric heaters also add their own ambient warmth. Deep set windows draw in the light and capture vistas out.







Opposite the staircase, a large study could also serve as an additional bedroom, carpeted in grey and deep-set window overlooking the outdoors.

Passing the storage cupboard beneath the stairs, take four steps up to discover a bountiful bedroom that currently houses twin single beds and other furnishings. Cosy, cottage charm emanates from the low window, with its deep sill, framing views out to the garden, the countryside vibe echoed in the feature wall of Downpipe.

Served by a substantially-sized bathroom fitted with a vanity sink unit and a WC, sink into relaxation in the luxurious claw foot, roll top bath (with shower head attachment) and step up to refreshment in the double-size, separate walk-in shower cubicle.

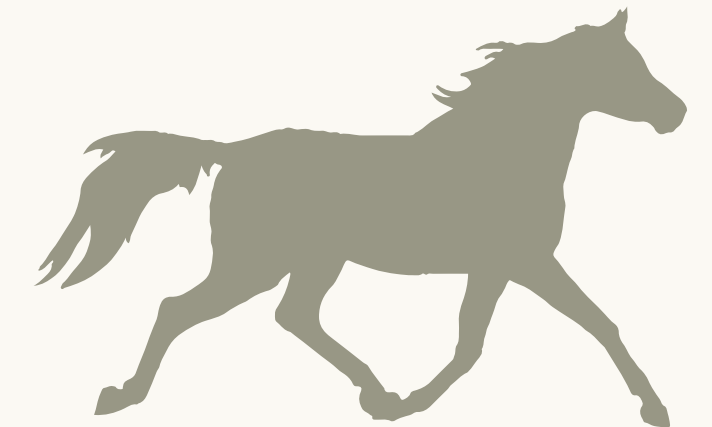




## SO TO BED

Returning to the lounge, take the carpeted staircase up to the first level, turning right immediately to follow a short set of steps to the second bedroom. Admire the high ceiling and traditional stylings of the deep window, cushioned to provide the perfect view outside. The refreshing Farrow & Ball Bancha covers the walls in this spacious bedroom, and its ensuite, where twin wash basins, a WC and a shower cubicle await, the tiles underfoot warmed by underfloor heating.

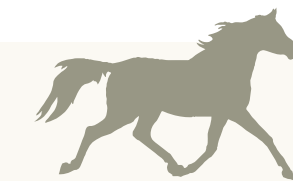
Returning out through the latched door, turn right to discover bedroom three, a light, bright double bedroom looking out over the countryside through a large window.



Boutique chic is achieved with aplomb, in the master bedroom next door. Solid oak flooring sets the scene, beneath high, exposed rafters. Crisp décor accompanied by the motif of green ever present at The Old Stables, creates a lively yet serene setting for sleep. And much more...set the open fire crackling and sink into a soothing soak in the roll top tub, glass of wine in hand and favourite show on the wall-mounted television. Modestly separated by a low partition wall, the WC and twin wash basins remain concealed from view.



Another surprise lies in store...open the French doors and step out onto the verandah, where a bubbling hot tub beckons you in for a revitalising dip. Soak up the countryside splendour of this perfectly private setting; relax and unwind before retiring to bed.





# SOFTLY ELEGANT



Continuing out from the verandah, take a tour of the landscaped gardens. Designed with entertaining in mind, lush lawns on two tiers accommodate patios and seating areas, ideal for capturing the last of the evening sun, as it melts into the horizon. Outdoors, The Old Stables continues to deliver on storage, with a summer house, shed and woodshed on hand.





# OUT & ABOUT

Surrounded by countryside, step outside and make the most of the many walks on your doorstep. Take the four-mile circular walk along the single-track lane, ideal dog walking terrain, or walk up to Killington Lake. Old Hutton is not too far from The Old Stables, with pretty scenery on route.

Families with younger children are well served by the school at Old Hutton, a small and attractive village, also home to St John the Baptist Church. Older children have their pick of the schools in Kendal, including Queen Katherine School, and Queen Elizabeth School (QES) only a short car ride away in Kirkby Lonsdale. Independent schooling is available in nearby Sedbergh.

Dine out in Kirkby Lonsdale, a vibrant market town with a cosmopolitan feel.

From bistro dining at Number Nine Bar and Kitchen to Italian cuisine in Avanti, or a pub lunch at The Orange Tree, there is plenty to tickle all tastebuds, alongside artisan bakeries and Kirkby Lonsdale's own brewery.

Pick up your food shopping at Booths in Kirkby Lonsdale, or take your pick of the supermarkets in Kendal – Asda is easily accessed off the A65 (Burton Road).

Commuting is so convenient – less than 15 minutes' drive from J36 of the M6. Poised between two national parks – the Lake District and the Yorkshire Dales – outdoor enthusiasts are well placed for day trips and weekends away to both.

Ideal for social gathering and large, diverse families, the Old Stables is a home whose robust walls resonate best with the flow of laughter and love.



## WHERE DO YOU GO WHEN YOU NEED...



A new outfit: Kirkby Lonsdale has some nice boutiques and dress shops



A day out with the children: Lake Windermere



A gym: Kendal



Romantic dinner: The Plough at Lupton



Takeaway: Kendal



Supermarket: Asda in Kendal



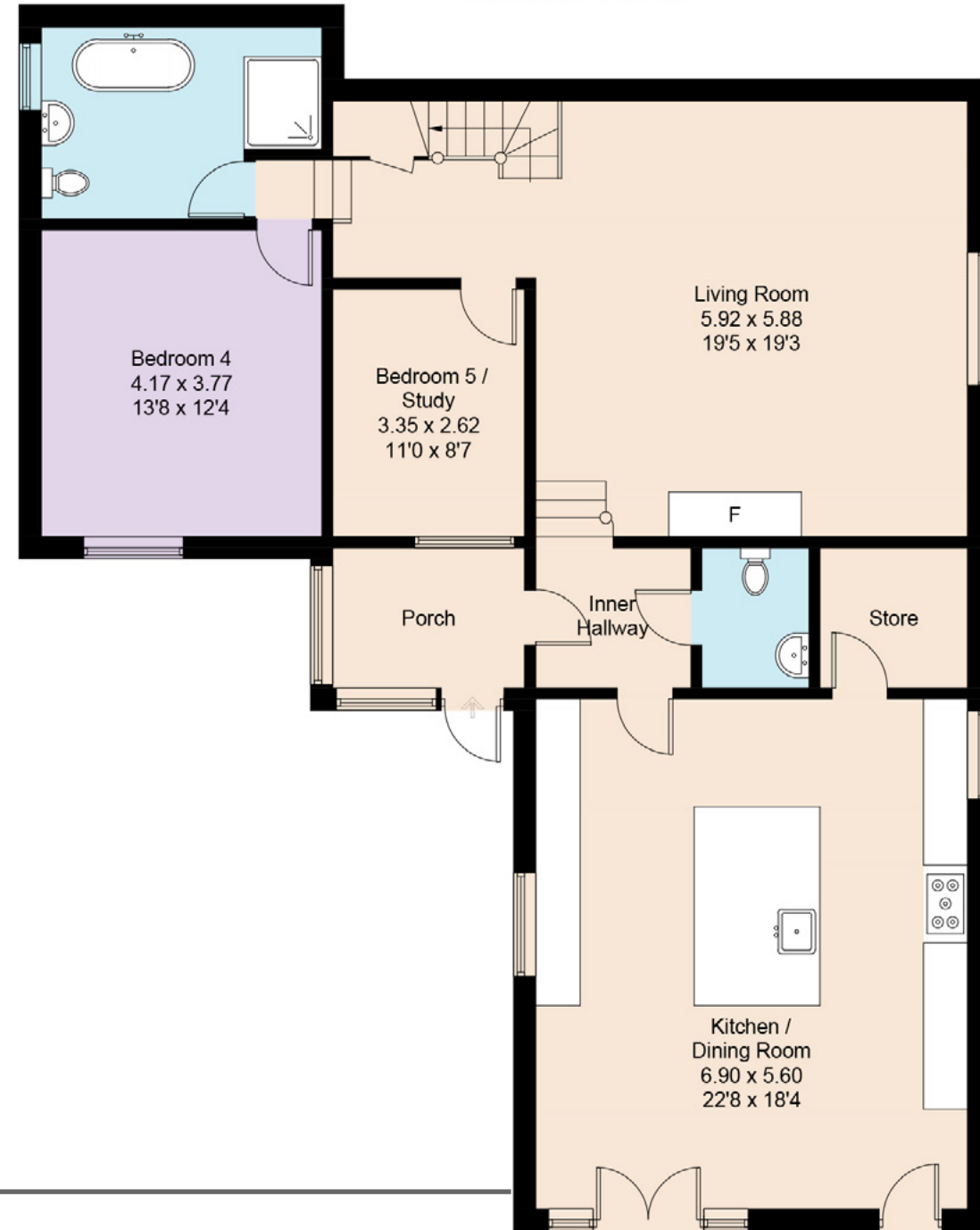
24-hour chemist: Asda pharmacy in Kendal



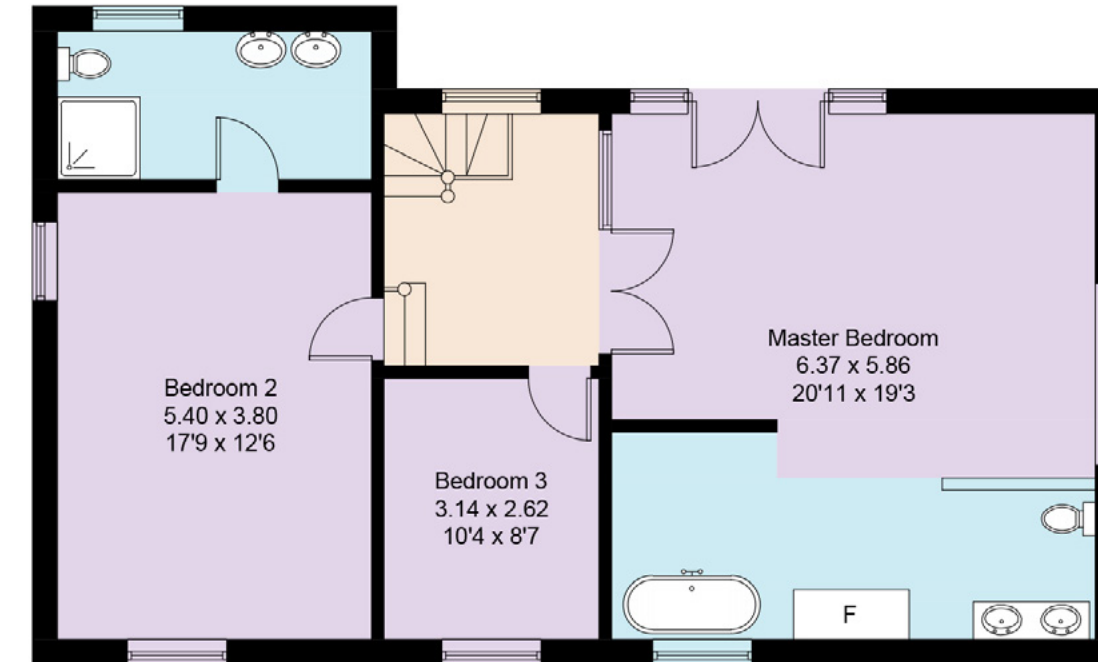
A walk: Up the Helm



## Ground Floor



## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

# FINER DETAILS

### House:

- Built in 1996
- 5 Bedrooms
- Landscaped garden and hot tub
- No restrictions (currently run as a successful holiday let)
- New windows added in 2019
- Finished to a high standard throughout

### Services:

- LPG Gas
- Shared Septic tank (Klargester system)
- Mains Electricity and Water
- B4RN Internet





# THE OLD STABLES

OLD HUTTON

Leaving the M6 at Junction 36, head towards Crooklands/Endmoor on the A65. Passing the Crooklands Hotel, continue for 4 miles before turning right onto Helmside Road, Oxenholme for 0.4 miles. Turn right onto the B6254 for 1.8 miles. Turn left at Middleshaw and continue without turning off for 0.9 miles until you reach the hamlet of Eskrigg End. The Old Stables is the first property on the left.

THE OLD STABLES, ESKRIGG END, OLD HUTTON, LA8 0NU



WHAT3WORDS: [sprinkler.threaded.pyramid](https://www.what3words.com/sprinkler.threaded.pyramid)

ASHDOWN JONES  
THE LAKE DISTRICT

To view The Old Stables  
Call: 015394 88811  
Email: [team@ashdownjones.co.uk](mailto:team@ashdownjones.co.uk)



SCAN ME  
TO BOOK A  
VIEWING