



Priest Hutton, Carnforth, LA6 1JL

Offers Over £325,000





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3 Bedrooms



2 Bathrooms

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- Detached property offering generous accommodation.
 - Open countryside aspect and views to the front
 - Benefit of integral garage, generous gardens and driveway parking.
 - Excellent scope for updating and modernisation.
 - Peaceful village location with good transport links.
 - Easy access to Lancaster, Kirkby Lonsdale, the M6 and National Parks.
 - Catchment for sought-after schools.



Occupying a slightly elevated position in the sought-after village of Priest Hutton, Sunfield is a detached, 3-bedroom home offering generous and versatile accommodation, whilst enjoying views across the surrounding countryside. Offering an excellent opportunity for a buyer looking to create a wonderful home, there is ample scope and opportunity to make this their own.

Set in the heart of Priest Hutton, a charming and highly regarded rural village, the location offers a peaceful setting whilst enjoying a strong community feel, with good connections to transport links. The nearby market town of Camforth has all the amenities required for everyday living, including supermarkets, shops, services, doctors and hairdressers to name a few. The market town of Kirkby Lonsdale and the historic city of Lancaster are within easy reach via the excellent A6 road network. Junction 35 of the M6 motorway is a short drive away, making the property ideal for commuters. The Lake District and Yorkshire Dales National Parks, together with the spectacular Morecambe Bay coastline, are all easily accessible and provide excellent opportunities for those with a love of the great outdoors. For the family market, the property sits within the catchment for sought-after primary and secondary schools.



Whilst the property could benefit from a programme of modernisation, it has been well loved and cared for over the years, having been extended by the previous owners. The accommodation extends to approximately 1,500 sq ft and provides well-proportioned rooms and a practical layout, all within a desirable village location. The property, as such, is an excellent prospect for families, down-sizers or those seeking a peaceful village life.



The welcoming entrance hall leads through to the ground floor accommodation and enjoys a pleasant outlook to the front of the property and surrounding countryside. The sitting room offers valuable living space and has an outlook to the front. Set around a feature fireplace, with the benefit of sliding doors to the front, this is a great room all year round. There is a second sitting room located on the ground floor, which could also serve as a fourth bedroom, depending on a purchaser's needs. This space has in the past also been utilised as a dining room, and so offers endless opportunities.

Set at the rear of the property is a kitchen dining space with an outlook over the rear garden. This is conveniently positioned for access from the front or rear entrances. The kitchen has a range of wall and base units together with ample worktop and space for appliances.





To the ground floor can also be found a double bedroom, together with house bathroom and useful hallway storage, all providing excellent scope for flexibility and for those requiring ground floor accommodation.

To the first floor there are two further bedrooms. The first with ensuite shower room, together with a single bedroom which is ideal as a nursery, dressing room, bedroom or study.

An integral garage provides excellent storage and / or parking, together with further potential for conversion, subject to the necessary planning consents.

Outside, Sunfield enjoys an attractive setting within the heart of the village, and has an open aspect and far-reaching views to the front, creating a wonderful sense of space and tranquillity. The gardens are situated to the front and rear of the property and are laid to lawn with mature planting and well stocked borders. The gardens do offer scope for further landscaping and enhancement to complement the property. Parking is on the driveway leading to the garage.

Properties such as this are rarely available within the village and it offers an excellent opportunity for buyers seeking space, location and potential. With it's generous accommodation, desirable setting and exceptional scope it is a home that offers both immediate comfort and future possibilities.



General Remarks

Services : Mains electricity, mains water, oil fired central heating. Drainage is via a private drainage system and purchasers should satisfy themselves as to the compliance with the General Binding Regulations.

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure : Freehold with Vacant Possession upon Completion.

Local Authority: Lancaster City Council

Council Tax : D

Construction : Masonry brick and pebbledash rendering under ridge tile roof.

Parking : On site for approximately 2 vehicles and within the garage

Conservation Area : The property sits just outside the conservation area.

Easements, Wayleaves & Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not

Restrictive Covenants: Please note there are restrictive covenants in place, please contact the office to discuss these further.

Listed Building : None.

Planning Consents affecting the property : None known.

Broadband : Broadband is not currently connected but is available locally.

Flooding : The property is located within a flood zone 1, meaning it has a low probability of flooding from rivers and the sea.

Viewings : Viewings are strictly by appointment with the sole selling agents – telephone 01539 751993. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [**///sunflower.gross.ridge**](#)

Money Laundering Regulations Compliance : please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT.

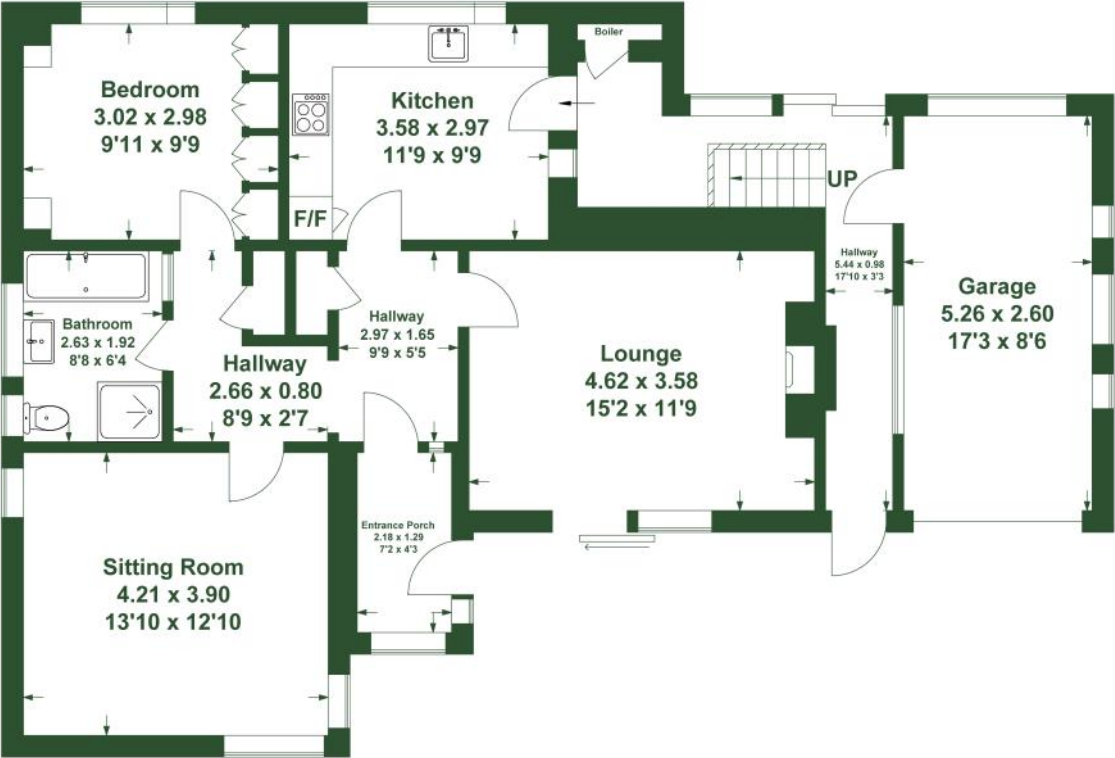
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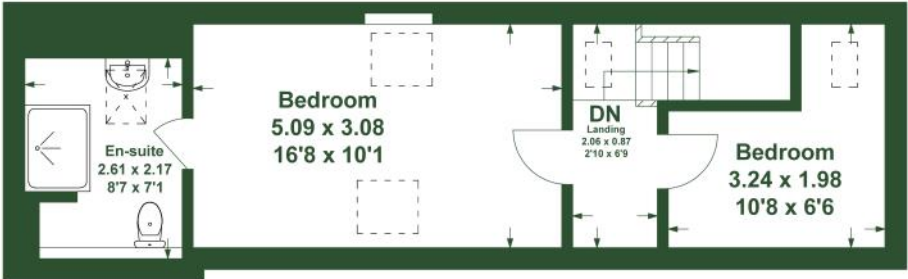
Approximate Gross Internal Area : 128.18 sq m / 1380 sq ft
Garage : 14.14 sq m / 152 sq ft
Total : 142.32 sq m / 1532 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor



First Floor

Amittstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amittstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amittstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		



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