



New Hutton, Kendal, Cumbria, LA8 0AS

Offers Over £595,000





New Hutton, Kendal,
Cumbria, LA8 0AS

Offers Over £595,000



4 Bedrooms



2 Bathroom

-
- Attractive stone barn conversion with accommodation arranged over three floors
 - Set in a rural hamlet, enjoying a peaceful rural setting with far-reaching countryside views
 - Private, gated grounds with ample parking, attached double garage and well-tended gardens
 - Excellent access to Kendal, M6, Oxenholme Railway station and the Lake District
 - Highly sought after location within catchment for excellent schooling.



Set within an attractive former Westmorland barn, 3 Ashes Barn is a superb four-bedroom home, forming part of a small and thoughtfully designed development of just three properties. Combining the character and charm of a traditional 19th century barn with the comfort and practicality of modern living, the property occupies a peaceful rural position to the east of Kendal, surrounded by open countryside and enjoying delightful far-reaching views.



The accommodation is arranged over three floors and offers an adaptable layout which would suit a wide range of buyers. With generous reception space, three principal bedrooms and a further room currently arranged as a dressing room but readily adaptable as a fourth bedroom, the property offers excellent flexibility for family life, those seeking multi-generational accommodation or buyers requiring dedicated space for home working.



New Hutton is a peaceful rural hamlet set within attractive open countryside to the east of Kendal. The setting is particularly appealing for those looking to enjoy a quieter country lifestyle whilst retaining convenient access to the amenities and communications of South Lakeland.

Kendal is renowned as the gateway to the Lake District and is only a short drive away providing an excellent range of everyday amenities, independent shops, cafés, restaurants and leisure facilities, together with highly regarded schools. The wider area offers an abundance of opportunities for walking, cycling, riding and enjoying the spectacular landscapes of the Lake District National Park.



For those travelling further afield, the property is exceptionally well located. The M6 motorway at Junction 37, is only a few minutes' drive away, providing good access north and south. Oxenholme railway station is approximately 2.5 miles away and provides regular mainline services, including direct trains to London Euston, Manchester and Glasgow. The combination of a rural setting, beautiful countryside, excellent road and rail connections and proximity to Kendal makes 3 Ashes Barn an attractive proposition for those seeking a country home without sacrificing accessibility.



The property is entered at ground floor level through double-glazed patio doors into an impressive garden room. Filled with natural light from the floor-to-ceiling glazing, this is an attractive entrance with exposed stone walls adding to the character.

The inner hallway provides access to the accommodation and stairs to the first floor, with useful storage beneath. Two well-proportioned double bedrooms are situated on this level, each enjoying direct access to a Jack and Jill shower room.



A few steps down from the hallway leads to the practical utility room, fitted with tiled flooring and plumbing for a laundry facilities. A window overlooks the garden, whilst doors provide access to the rear courtyard and directly into the attached double garage.





The first floor provides the principal living accommodation. A spacious landing leads to the main rooms, together with a useful entrance porch and a cloakroom. The living room is a generous space, with exposed timbers and a dual aspect providing lovely views over the gardens and surrounding countryside. A stone fireplace with timber mantel and raised hearth houses a wood-burning stove, creating a warm and inviting focal point for the room.



With a circular flow to this floor, doors lead to the adjoining dining room, being an excellent space for family meals and entertaining, with exposed timbers and impressive floor-to-ceiling glazing creating a wonderfully light environment. The dining room flows naturally into the kitchen, making this a particularly sociable part of the house.

The kitchen has been recently upgraded and provides well equipped space with a handless units with granite worktops together with integrated appliances. This space enjoys a dual aspect with attractive views over the surrounding fields.



The second floor provides bedroom accommodation and the main bedroom suite which offers vaulted ceilings, built-in storage and a rural outlook. The principal bedroom opens through to a second Jack and Jill bathroom and the adjoining dressing room/fourth bedroom. Currently arranged as an ideal office and dressing room fitted with an extensive range of bespoke solid cherry wood furniture.

The Jack and Jill bathroom provides a four-piece suite including a freestanding roll-top Jacuzzi bath, large walk-in shower WC and fitted vanity unit with wash basin.





Outside, the property is approached via a private gated driveway which leads to the parking and turning area alongside the attached double garage. The gardens are well tended and sit comfortably within the surrounding countryside, providing a peaceful setting in which to relax and enjoy the views. The combination of established planting, lawns and courtyard area makes this an appealing space.

The substantial attached double garage provides valuable garaging and storage space, with direct access from the utility room adding further convenience. Together, the parking, garage and gardens provide an excellent balance of practicality and enjoyment.



General Remarks

Services : Mains electricity, mains water and oil fired central heating. Drainage is via private drainage, shared with two other properties. Maintenance is split between the properties. The system is understood to comply 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.

Parking : On driveway at front of property for several vehicles.

Construction Type : Semi-detached stone under slate roof barn conversion.

Local Authority : Westmorland and Furness Council **Council Tax** : Band G

Restrictive Covenants : Details of the covenants contained within the Title are available from the selling agents.

Conservation Area : None.

Listed Building : None.

Broadband : B4RN is available and connected.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1 being very low chance of flooding from rivers, seas or surface water.

Planning Consents affecting the property : None so far as we are aware.

Unimplemented Planning Consents : None known.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.]. 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. Please note that CCTV and or recording devices may be in operation at the property during viewings

Title & Tenure : Freehold with vacant possession upon completion.

Easements, Wayleaves and 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. Please note we are aware that the property has rights to access for maintenance and repair of the drainage system, to the neighbouring property 2 Ashes Barn.

What3Words : [///linked.pardon.array](#)

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.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

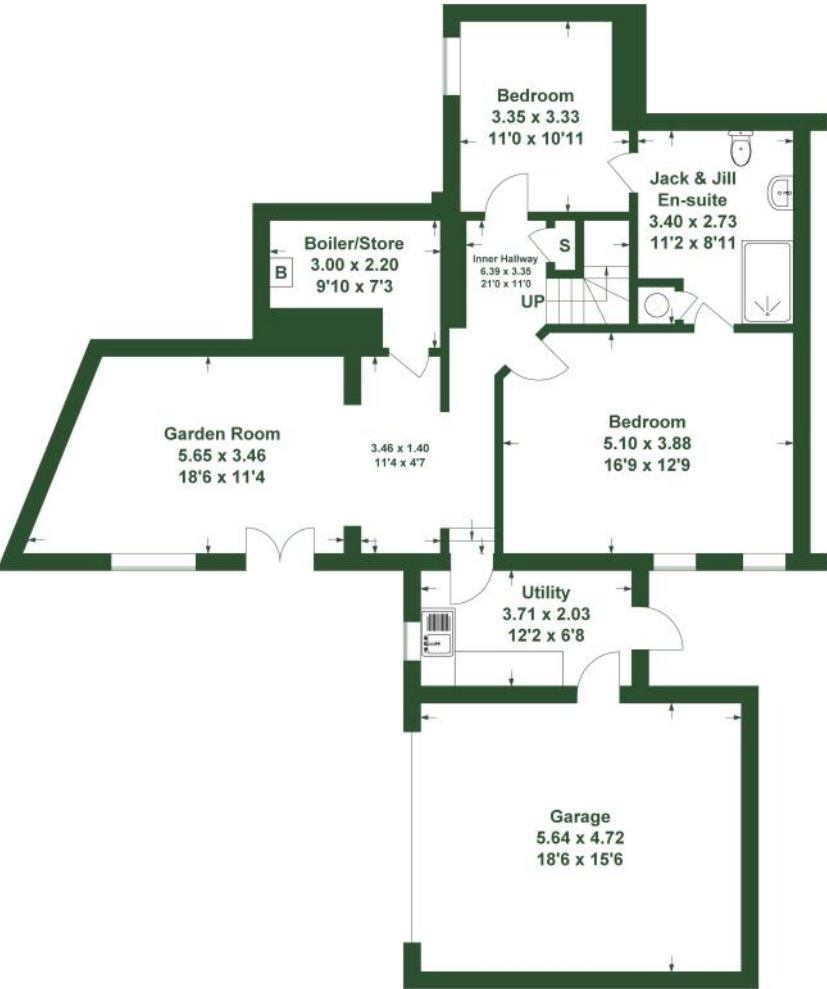
Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

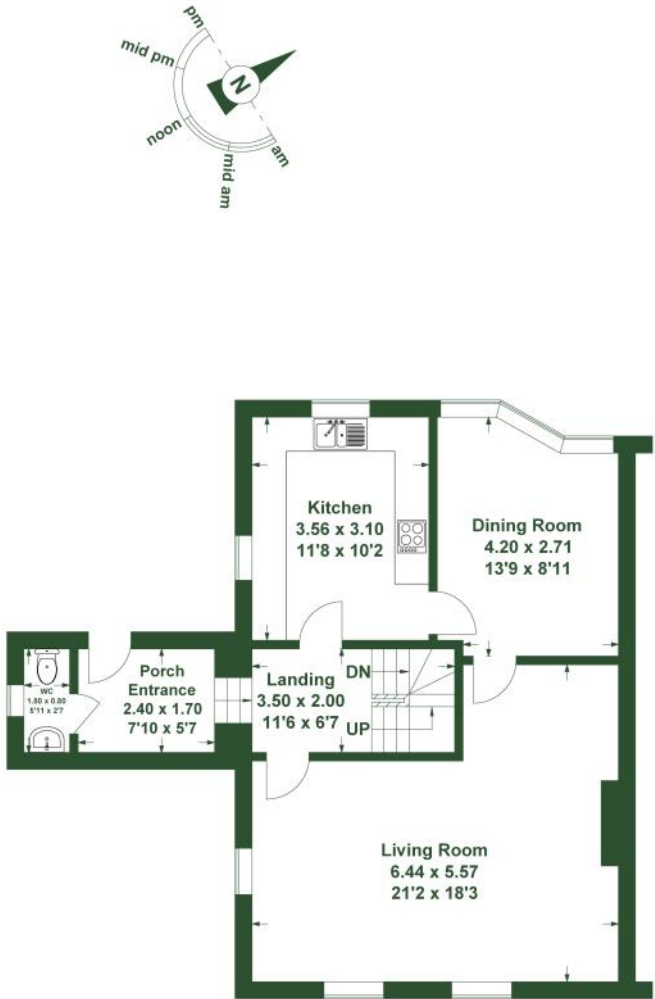
PHOTOS TAKEN AUGUST 2026



Approximate Gross Internal Area : 211.81 sq m / 2280 sq ft
Garage : 26.62 sq m / 287 sq ft
Total : 238.43 sq m / 2567 sq ft



Ground Floor



First Floor

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



Second Floor

Amitead 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 Amitead 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 to 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 Amitead 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		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Stay in the loop!



[Abarnett.co.uk](https://www.abarnett.co.uk)