



Holmescales Riding Centre

Old Hutton, Kendal, Cumbria LA8 0NB

A wonderful opportunity to purchase a large modern home with a range of outbuildings, equestrian facilities and land extending to approximately 23.56 acres (9.54 hectares) in total. The house provides beautifully finished 3 bedroom accommodation, with potential for further development into the adjoining extension. There is an additional two bedroomed log cabin.

£1,175,000



Key Features

- **Large detached house with three double bedrooms and further development potential in unfinished extension.**
- **Log Cabin providing further accommodation.**
- **Lorry/trailer parking**
- **Indoor riding arena with viewing platform.**
- **Range of buildings, including 22 stables, tack room, general storage.**
- **Land extending to approximately 23.56 acres [9.54 hectares].**

Location The property is located in the gateway to the Lake District. It is a rural settlement about three miles east of Kendal, South Cumbria. The focus of the village is St Johns which houses the church dedicated to St John the Baptist, together with Old Hutton Primary School and the Public hall. Kendal is the nearest market town and offers a range of facilities and amenities including shops, restaurants, supermarkets etc.

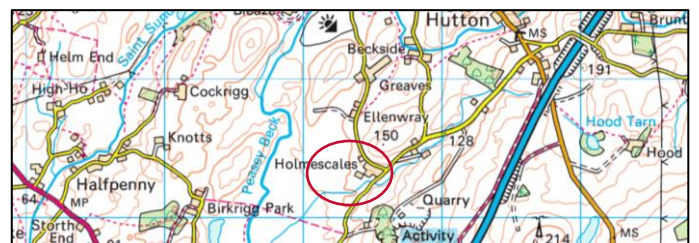
The property is conveniently placed for the market towns of both Kendal and Kirkby Lonsdale and is within easy reach of the Lake District and Yorkshire Dales National Parks and the M6 Motorway.

Grid Reference: SD584872

Directions From M6 Junction 36 take the A65 North for 1 ½ miles and then turn right in Endmoor into Woodside Road. Continue for one mile and at the T-junction turn right, signposted 'Gatebeck'. Turn left again at the next 'T' junction and the property will be found after about 1.2 miles on the left hand side.

From Kendal head South, continue past the hospital for several miles turning left at Gatebeck. Turn left again at the next 'T' junction and the property will be found after about 1.2 miles on the left hand side.

Particulars Holmescales Riding Centre provides a rare opportunity to purchase a large lifestyle property extending to approximately 23.56 acres (9.54 hectares) in total. Comprising a modern three bedroomed family home with potential for further development into the adjoining unfinished extension, further two bedroomed log cabin, range of buildings stables and other equestrian facilities and pasture land. Situated in an accessible location with idyllic views across the surrounding countryside this property is not to be missed.





The Accommodation Briefly Comprises:

[All measurements are approximate]

Ground Floor

Entrance Hall **4.88m x 3.35m (16' x 11')**

Oak stairs to the galleried first floor, dual aspect upvc double glazed windows, laminate flooring, radiator and open plan into the Dining Kitchen.

Cloakroom **0.97m x 0.97m (3'2" x 3'2")**

Dual flush low level WC and wash hand basin with tiled splashback. Extractor fan and tiled floor.

Open Plan Kitchen and Dining Room

Utility Room **4.1m x 1.27m (13'5" x 4'2")**

A useful room with plumbing for a washing machine, upvc double glazed window, radiator, floor mounted Worcester boiler and hot water cylinder.

Dining Area **6.58m x 4.67m (21'7" x 15'4")**

A spacious room which is open plan to the kitchen and has doors to the Living Room, Utility and unfinished section of the house. Laminated flooring, two radiators, wall-mounted electric fire, spotlighting to the ceiling and three wall lights.

Kitchen **5.13m x 4.11m (16'10" x 13'6")**

Measured into the units. A wide range of modern base, drawer and wall units with work surfaces over. Kenwood hob with extractor over, eye level oven and grill. Central island with granite work surface which incorporates the breakfast bar, integrated wine cooler and four vegetable baskets under. Further integrated appliances including fridge, freezer and dishwasher, 1½ bowl sink with mixer tap and tiled splashback, down lighters, TV point, two UPVC double glazed windows and French doors to the terrace.

Living Room **7.8m x 5.13m (25'7" x 16'10")**

Double doors lead into this spacious Living Room with two sets of upvc double glazed French doors to outside, two radiators, laminate floor, log burner set to stone hearth, seven wall lights, display niche, laminated flooring and upvc double glazed window.

Inner Hall Stairs to First Floor

Unfinished Room **12.24m x 6.88m (40'2" x 22'7")**

Dual aspect upvc double glazed windows and upvc French doors to the office and front porch. Requiring completion.

Further Room (Potential Shower Room) with plumbing for WC.

Front Entrance Porch **5.49m x 2.13m (18' x 7')**

Full height ceiling with Velux roof window, upvc double glazed door to front with side windows.



Office 6.88m x 3.48m (22'7" x 11'5")

Two upvc double glazed windows, French doors to front. Electrics.

First Floor

Landing / Study Area 4.93m x 4.67m (16'2" x 15'4")

Semi-galleried landing with large area for a desk. Dual aspect upvc double glazed windows, laminate flooring, two radiators and two deep built in storage cupboard, one with shelving.

Master Bedroom 6.78m x 4.11m (22'3" x 13'6")

Triple aspect upvc double glazed windows with open views, two radiators and t.v. wall point point.

Dressing Room 2.54m x 1.98m (8'4" x 6'6")

Radiator.

En-Suite Shower Room 2.54m x 1.85m (8'4" x 6'1")

Three piece suite in white comprising; wash hand basin in vanity unit with mono tap, dual flush WC and curved corner shower cubicle. Chrome towel rail, downlights, glass mirror and shelf under, tiled walls and floor.

Family Bathroom 2.74m x 2.26 (9' x 7'5") plus 1.17 x 0.86m (3'10" x 2'10") Modern white contemporary bathroom suite comprising; 'P' shaped bath with mixer tap and shower attachment, wash hand basin in vanity unit and dual flush WC. Chrome towel radiator, part tiled walls, tiled floor, downlights, glass mirror and shelf and extractor fan. Courtesy door into bedroom 2.

Bedroom 2 4.17m x 4.1m (13'8" x 13'5")

Measured into the wardrobe. Dual aspect upvc double glazed windows, fitted double wardrobe, radiator.

Bedroom 3 4.65m x 3.66m (15'3" x 12')

Measured to the wardrobe. Upvc double glazed window, radiator, fitted double wardrobe and cupboard, radiator, access to loft space.

Unfinished Wing 15.82m x 6.88m (51'11" x 22'7")

with some electrics/plumbing in place, potential for three further bedrooms, requires finishing. The current planning permission is for Guest / Staff accommodation. There are triple aspect upvc double glazed windows.

Log Cabin 12.2m x 6.1m (40' x 20')

Beautifully situated to provide views across the surrounding countryside this is a two bedrooomed log cabin with open plan lounge/kitchen/diner, bathroom and further en-suite.

Outside The property is accessed via a shared driveway, owned by the neighbouring farm. This driveway gives access to the Car Park for customer use with space for multiple vehicles, lorries, trailers and maintenance.

There are gardens to three sides of the property. To the front there is a lawned area with post and rail fencing. To the side a raised slab patio area overlooks further lawns which have previously been utilised as a jumping paddock. To the rear there are further lawned areas with mature trees and shrubs.



Outbuildings and Facilities The property has a range of buildings, most are currently fitted for equestrian use but they provide an excellent lifestyle or business potential. Descriptions as follows:

1. Main Stable Barn Concrete block construction under a steel portal framed and corrugated sheet roof. Large sliding double doors on each end elevation and over concrete floor. Building comprising:

- 8 Internal Stables [each approx] 4.3m x 4.2m (14'1" x 13'9")
- Storage/Shoeing/Grooming Area
- Tack Room 3.7m x 2.7m (12'2" x 8'10") Window
- Reception/Tack Room/Office 5.4m x 3.6m (17'9" x 11'10")
With a range of bridal hooks & saddle racks, sink unit, base units and worksurfaces.

2. External Stable Blocks 3.6m x 3.6m (11'10" x 11'10")
Concrete block constructed stables with overhang over concrete floor. Providing four stables in total, three on one side and one on the other.

3. Disabled Toilet Adjoins feed room, includes wash hand basin, WC tiled floor, window.

4. Timber Stables 3.6m x 3.6m (11'10" x 11'10")
Two blocks of timber constructed stables.

- Two timber constructed stables with overhang, lighting and concrete floor. Further concrete standing to the front to the stables.

- Two timber constructed stables with overhang and adjoining store to the side.

5. Isolation Stable Timber constructed single stable. Concrete floor.

6. Utility Barn 24.4m x 7.6m (80'1" x 24'11")
Four bay, steel portal framed building under a corrugated sheet roof. Building provides useful storage space.

7. Further Block of Stables 3.9m x 3.6m (12'10" x 11'10")
Block of three timber constructed stables, surrounding a further hardcore parking area (former outdoor arena) which could provide additional turnout space [NB] new surface required.

8. Indoor Riding Arena 42.8m x 18.4m (140'5" x 60'4")
Large indoor riding arena under a steel portal framed building fully clad with corrugated sheeting and under a corrugated sheet roof with skylights. Arena also benefits from a viewing platform.





SCHEDULE

Field Ref	Description	Acres	Hectares
1	Pasture	8.94	3.62
2	Pasture	1.15	0.46
3	Garden/Jumping Paddock	1.56	0.63
4	Pasture	10.71	4.33
5	Buildings & Tracks etc	1.20	0.49
		23.56	9.54

Land Comprises three fenced enclosures of good pasture/paddock land and a further former jumping paddock which now forms part of the extensive grounds and gardens. The land extends to approximately 23.56 acres (9.54 hectares) in total. The majority of the land is situated in a ring fence block with one enclosure situated on the south west side of the road.

Tenure Freehold. Vacant possession upon completion

Services Mains electricity and water. Private septic tank drainage. Oil fired central heating.

Stewardship Schemes There are no Stewardship Schemes in place.

Basic Payment Scheme Entitlements The land is registered for Basic Payment purposes and the appropriate number of entitlements to each lot are not included in the sale.

Wayleaves and Easements The properties are sold subject to and with the benefit of any existing easements, wayleaves and rights of way.

Boundaries The sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not. The responsibility of the ownership of the boundary fences and walls are indicated with 'T' marks on the Sale Plan where known and are from the information provided by the sellers and believed to be correct.

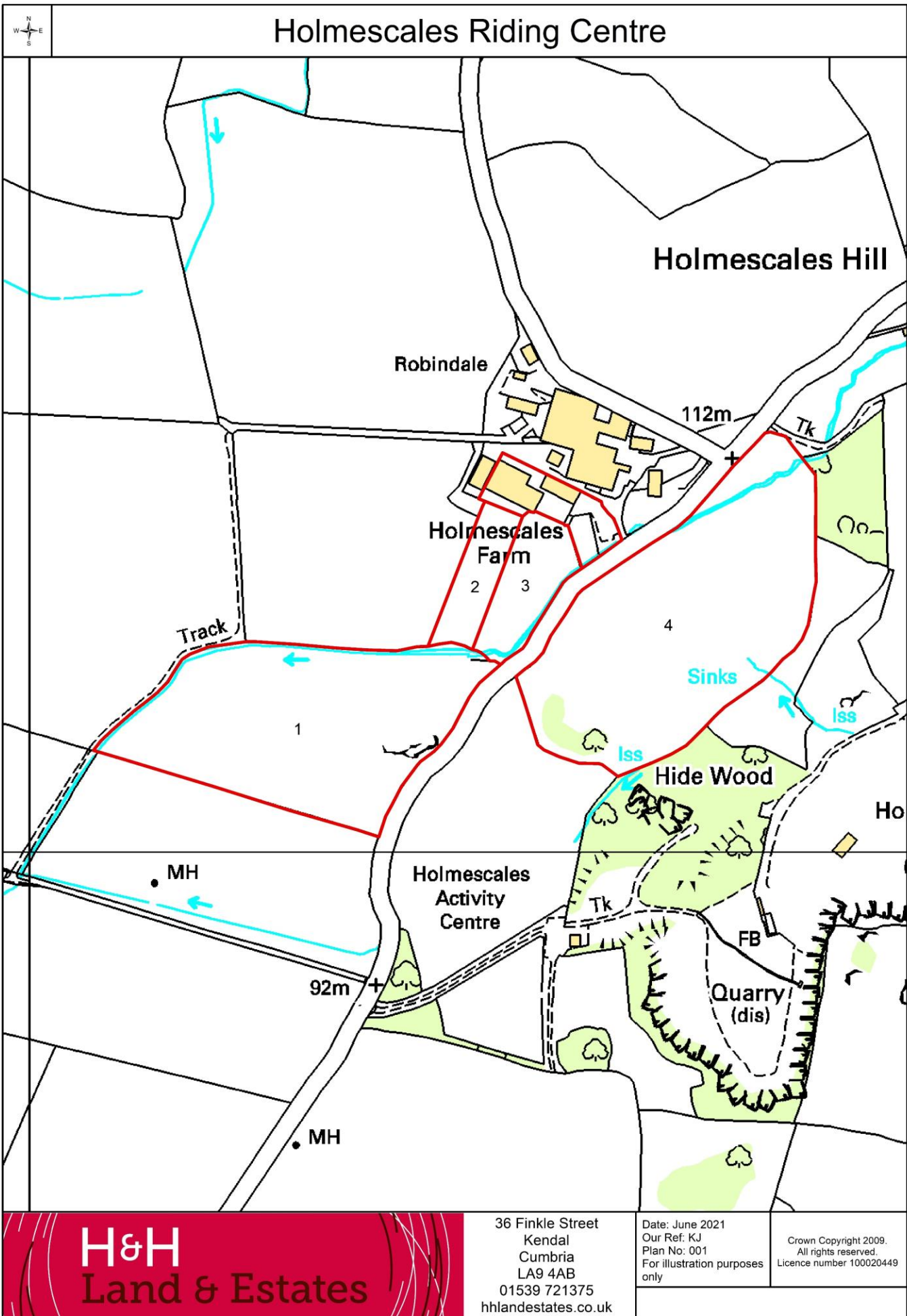
Sale Plan The sale plan has been prepared for the convenience of the prospective purchasers. It is deemed to be correct, but any error, omission or mis-statement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

Local Authority South Lakeland District Council - 01539 733333.

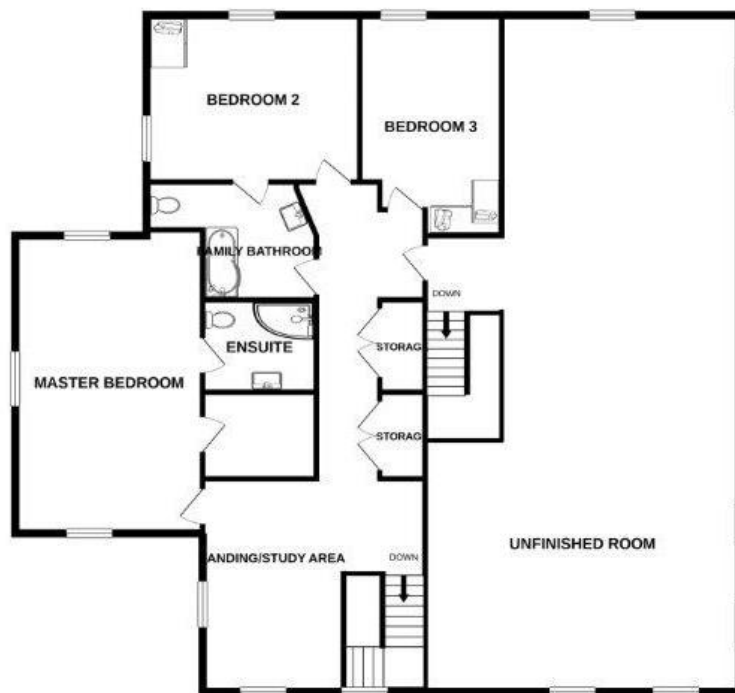
Council Tax Band 'E' **Energy Rating** 'C'.

Viewing Strictly by appointment through our Kendal Land & Property Office.

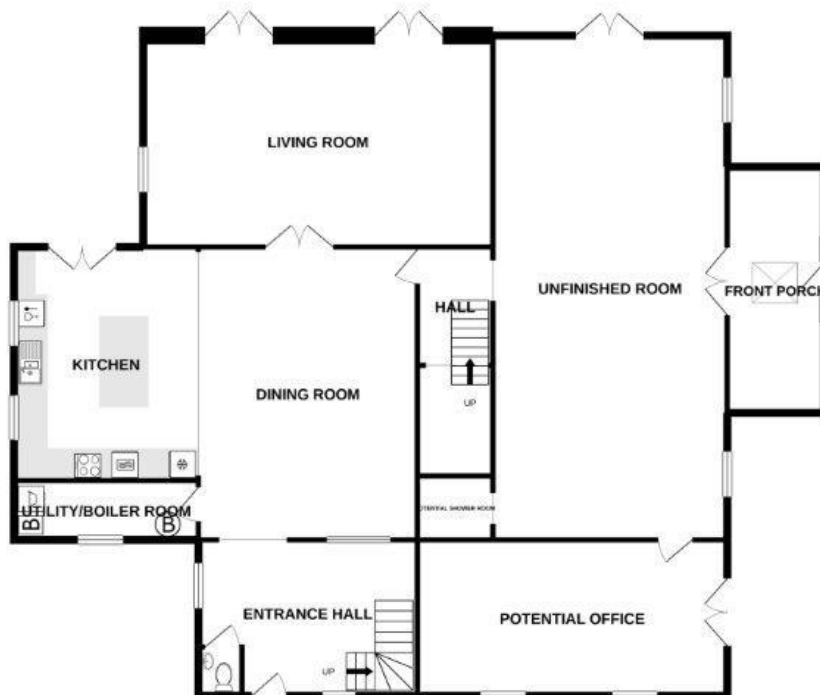
Particulars prepared on: **07/06/2021**



1ST FLOOR



GROUND FLOOR



IMPORTANT NOTICE: These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

Anti-Money Laundering Regulations: Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.