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estate agents

BLEAZE HALL

£570,000

Old Hutton, Near Kendal, LA8 0LU

Impressive Grade II* Listed house. Situated in a rural setting whilst being close to major road and rail networks. LOT 1 - Extensive character accommodation with fabulous period features. Two impressive reception rooms on a grand scale, dining kitchen and snug. Five bedrooms and two bath/shower rooms. Outbuildings and parking. Large, private walled gardens. LOT 2 - a detached one bedroom cottage with garden and garage - guide price £125,000





Welcome to **BLEAZE HALL**

£570,000

Old Hutton, near Kendal, LA8 0LU

This is a large and impressive period house of appeal to those who love history and character. The present owners purchased in 1983 and embarked on an extensive renovation project, having now come so far (the kitchen and bathrooms would benefit from modernising) they are reluctantly selling as they are ready to downsize.

There are many features worthy of note and of the Grade II* listing - the magnificent plasterwork ceiling and frieze in the drawing room, substantial fireplaces, oak staircase, floors, doors, beams and oak uprights, stone mullion windows (some of which had been walled up in 1692 to avoid window tax) and flagged floors. The history has been documented and includes details of previous owners, dates of extensions and the fascinating 'dobbie' stone which was brought to the house in 1636 and hangs from the ancient rafters for good luck.

Bleaze Hall also has space and location on its side. The two main reception rooms are on a grand scale and would be wonderful for entertaining. Whilst in a rural area, the house has neighbours so isn't isolated and is a very convenient 1.5 miles from Oxenholme Station and 3.7 miles from Kendal.







House and gardens

Lot 1 - Bleaze Hall

The house is full of flag floors, exposed stone walls, oak ceiling beams and exposed timbers, oak floors, doors and joinery (including the beautiful highly polished staircase) and impressive stone mullion windows, some of which are set in large square bays.

A large porch with studded oak door leads into the dining room with inglenook fireplace and cast iron multi-fuel stove. The dining kitchen has a decorative plaster frieze and substantial stone fireplace with a second cast iron multi-fuel stove. Steps lead up to the cosy snug separated from the kitchen with timber uprights which feels very much part of the same space.

The main drawing room is on the first floor off the landing with an impressive, ornately carved wooden fireplace with cast iron multi-fuel stove, magnificent ornamental plaster ceiling and elaborate vine scroll frieze - it's absolutely beautiful. The master and second bedrooms are on this floor as is the house bathroom. The oak staircase continues to a second floor landing with exposed roof timbers, three further double bedrooms and a shower room.

The front garden is mainly laid to lawn with central path, trees and planted beds.

The rear garden borders open fields with vegetable and fruit beds, cobbled parking area and outhouses. To the side of the property there is a lightly wooded area and workshop.



Lot 2 - Bleaze Hall Barn

A charming and characterful detached barn conversion. Living kitchen, multi-fuel stove and a shower room. First floor open to gallery with double bedroom with exposed trusses. Outside is a private garden and detached garage/utility room.

Mains electricity and mains water. Oil fired central heating to main house. Private drainage to septic tank located within the boundaries.

Carpets, most curtains, light fittings and some white goods, are included. The 1905 billiard table and accessories are available.



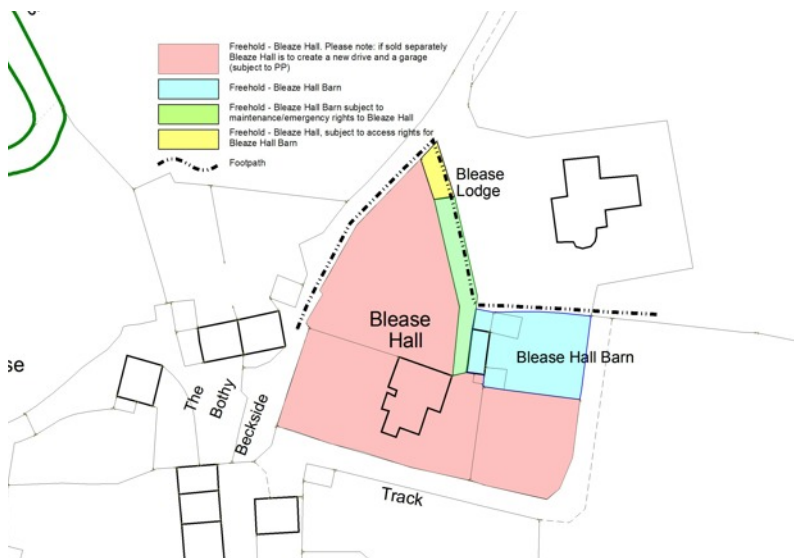
Location and directions

Situated on the outskirts of the small, attractive village of Old Hutton, Bleaze Hall stands in an elevated position with good views across open fields to the rear. The village itself provides a church and primary school, with the nearest pub at Oxenholme.

The popular market town of Kirkby Lonsdale lies 8.5 miles to the south east and offers a good range of local and speciality shops, pubs and restaurants.

The bustling market town of Kendal is 3.5 miles to the north-west and offers a more comprehensive range of facilities. Connection to the west coast main railway line is excellent with a station at Oxenholme (c. 1.5 miles) along with convenient access to J 37 of the M6 (c. 4.5 miles) for the north and J 36 (c. 7 miles) for the south.

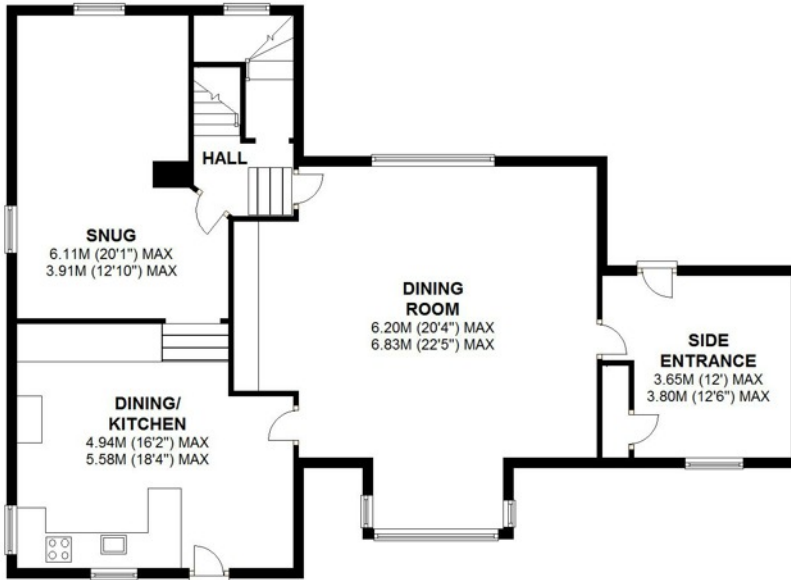
From Kendal, take the B6254 towards Kirkby Lonsdale. Continue past Oxenholme Station and The Station Inn (on the left) for around 1 mile. After crossing the small bridge over St Sunday's Beck, turn first right onto a single track lane, signposted Private Road/15MPH. Proceed up the lane for 0.2 miles. Bleaze Hall is the second property on the left with a name plate on the wall.





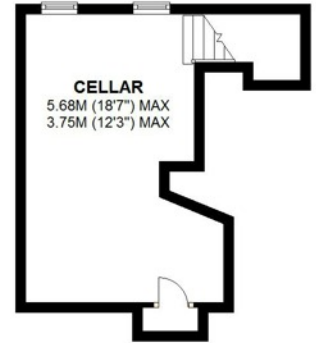
GROUND FLOOR

APPROX. 116.4 SQ. METRES (1253.2 SQ. FEET)



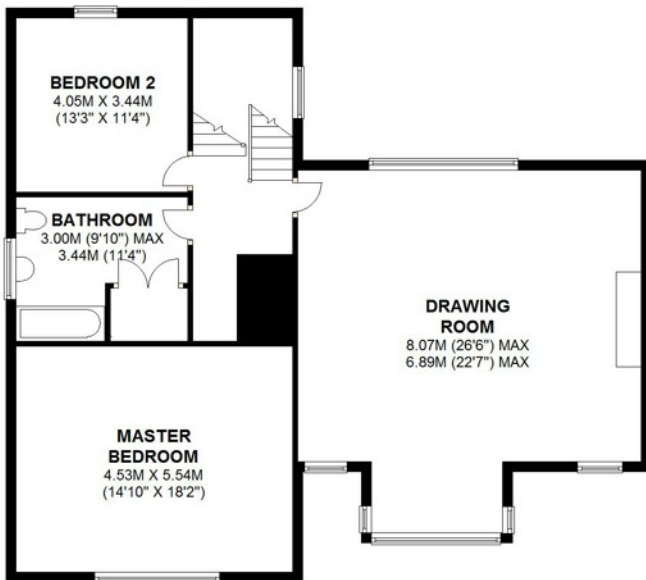
CELLAR

APPROX. 22.5 SQ. METRES (241.9 SQ. FEET)



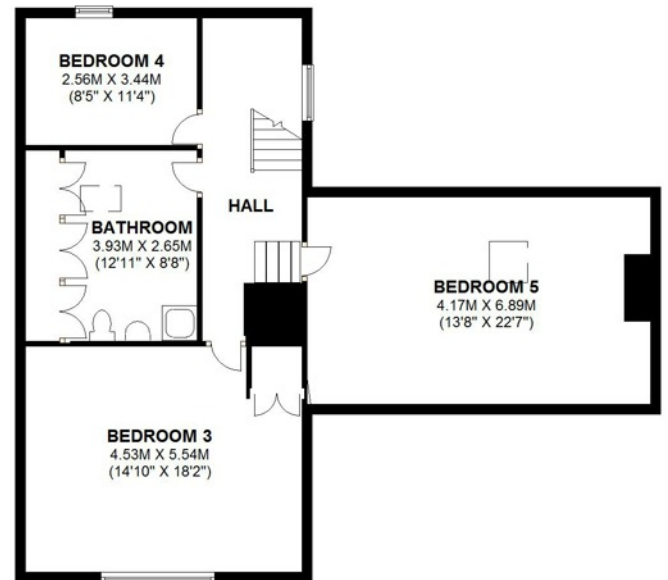
FIRST FLOOR

APPROX. 106.0 SQ. METRES (1141.1 SQ. FEET)



SECOND FLOOR

APPROX. 88.6 SQ. METRES (953.2 SQ. FEET)



TOTAL AREA: APPROX. 333.5 SQ. METRES (3589.3 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G		20	31
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G		20	29
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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