

BLEASE HALL & BLEASE HALL BARN**£625,000**

Old Hutton, LA8 0LU

In a quiet rural setting bordering open countryside, an impressive Grade II* Listed house with extensive accommodation and fabulous period features. Two splendid reception rooms on a grand scale as well as dining kitchen, snug and useful cellar. Five bedrooms and two bath/shower rooms. Single garage, small outbuildings and ample parking. Large, private walled gardens c. 0.78 ac. There is a **detached one bedroom cottage** with garden - perfect for boomerang children, grandma or as a holiday let or additional income.





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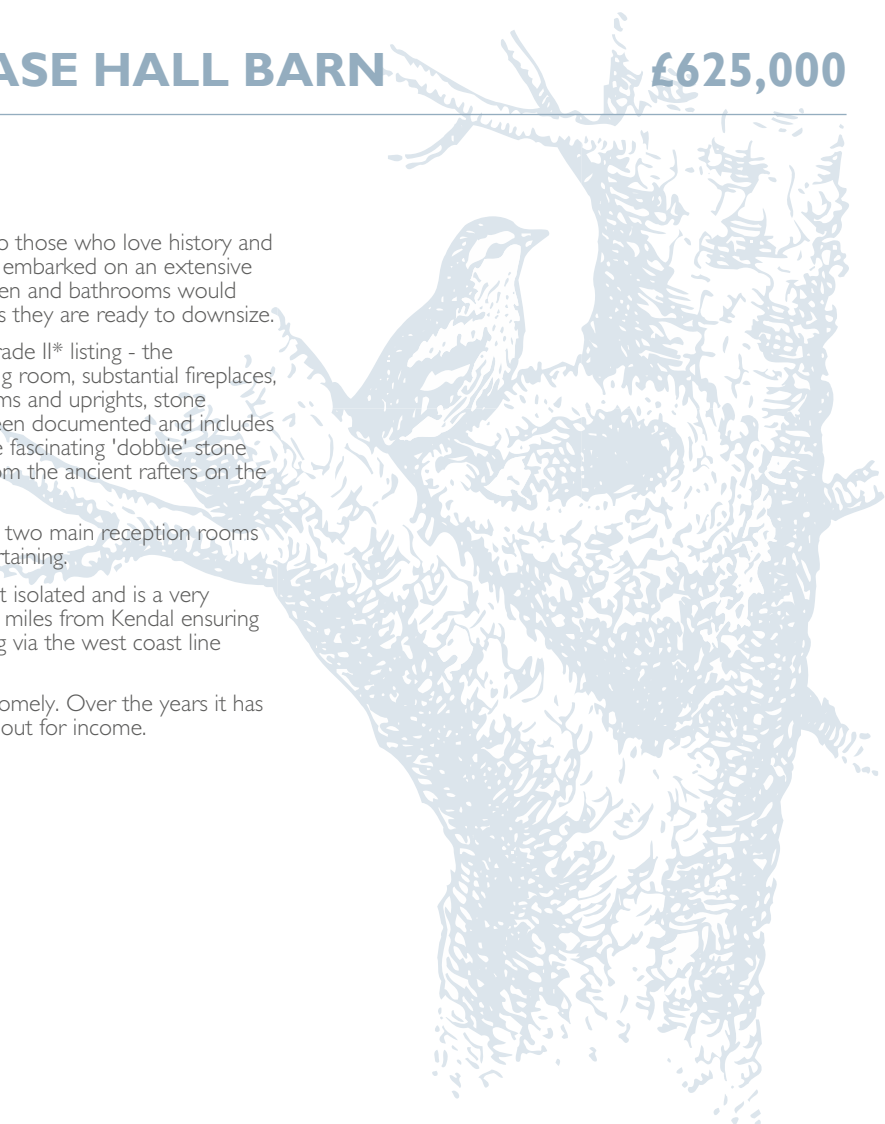
This is a large and impressive period house of appeal to those who love history and character. The present owners purchased in 1983 and embarked on an extensive renovation project. Having now come so far (the kitchen and bathrooms would benefit from modernising) they are reluctantly selling as they are 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, the impressive staircase, original oak floors, doors, beams and uprights, stone mullion windows 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 on the second floor for good luck.

Bleas 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 ensuring the town's facilities are easily accessible and commuting via the west coast line couldn't be easier.

The one bedroom detached barn is characterful and homely. Over the years it has been occupied by family, visiting friends and is now let out for income.







House and gardens



- Impressive period Grade II* Listed property
- Bursting with charm and character features - flag floors, oak floors, doors and joinery (including the highly polished staircase), exposed stone walls and timbers and stone mullion windows, some of which are set in large square bays
- Welcoming dining kitchen with wood burning stove and decorative plaster frieze
- Steps lead to up a cosy snug and although separated from the kitchen by timber uprights, feels very much part of the same space - a great family space
- Large dining room with substantial inglenook fireplace and cast iron stove
- Useful flagged cellar room - presently used as a laundry/store
- The main reception room, the withdrawing room, is on the first floor with an impressive, ornately carved wooden fireplace with cast iron multi-fuel stove and magnificent ornamental plaster ceiling and elaborate vine scroll frieze - it's absolutely beautiful!
- Two bedrooms are on the first floor along with the house bathroom
- The oak staircase continues to a second floor landing with exposed timbers, three further double bedrooms and a shower room
- Former piggeries which have recently been restored and small outbuildings for wood and garden stores and a detached single garage
- Large cobbled area - easy parking for family and friends
- The front garden is mainly laid to lawn with central path, mature trees and planted beds
- The rear garden, with vegetable and fruit beds, borders open fields
- Lightly wooded side garden planted with spring bulbs. Garden store
- Blease Hall Barn - a charming and characterful detached barn conversion - ideal for guests, dependent relative or for generating an income. Living kitchen with multi fuel stove, shower room and first floor double bedroom. Private lawned garden with seating terrace to the rear
- In all, 0.78 acres, 0.32 hectares



Location and directions

Situated on the outskirts of the small, attractive village of Old Hutton, Blease 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 J37 of the M6 (c. 4.5 miles) for the north and J36 (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. Blease Hall is the second property on the left.

Services

- Mains electricity and water
- Oil fired central heating to main house in addition to three multi-fuel stoves. Multi-fuel stove and electric heating in the barn
- Private drainage to septic tank located within the boundaries



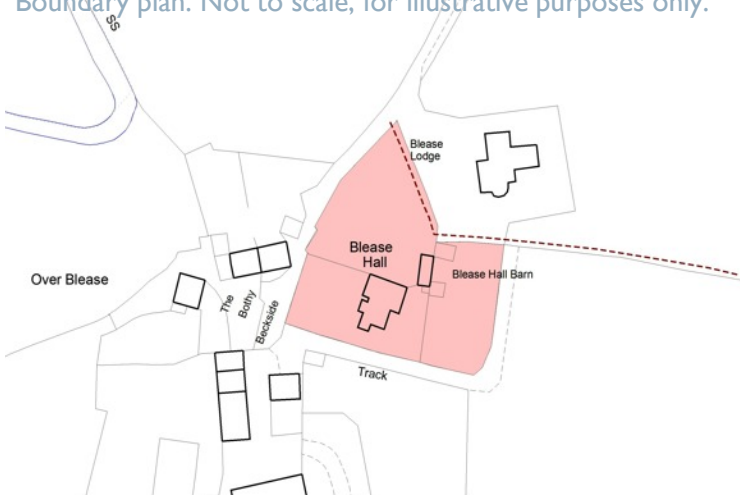


Blease Hall Barn



Blease Hall Barn garden

Boundary plan. Not to scale, for illustrative purposes only.



Information

Council tax

Blease Hall is currently banded G for Council Tax purposes with Blease Hall Barn banded A.

Potential purchasers are advised to verify this information for themselves.

Local Authority

South Lakeland District Council, South Lakeland House, Lowther, Street, Kendal, Cumbria, LA9 7QU.

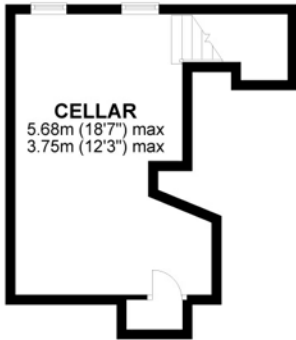
T: 01539 733333

www.southlakeland.gov.uk

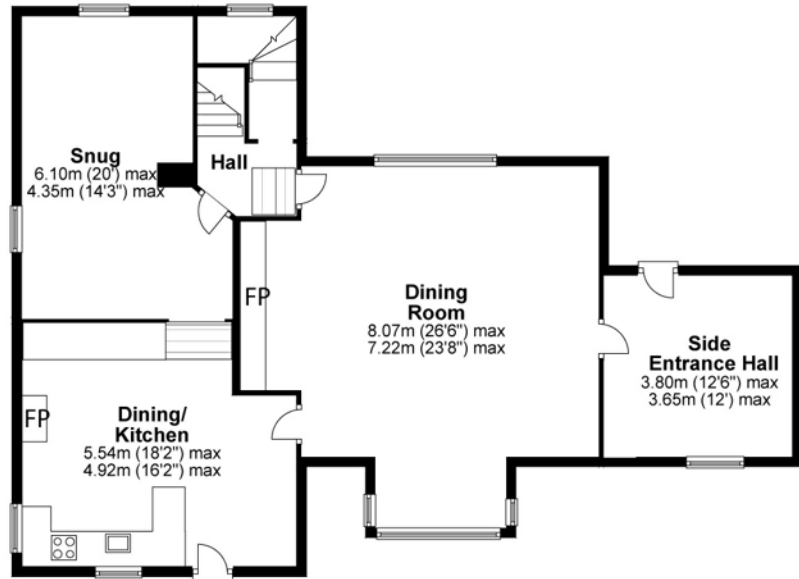
Please note

- All carpets, most curtains, blinds and some white goods are included in the sale.
- A public footpath runs down the drive and onto the lane.

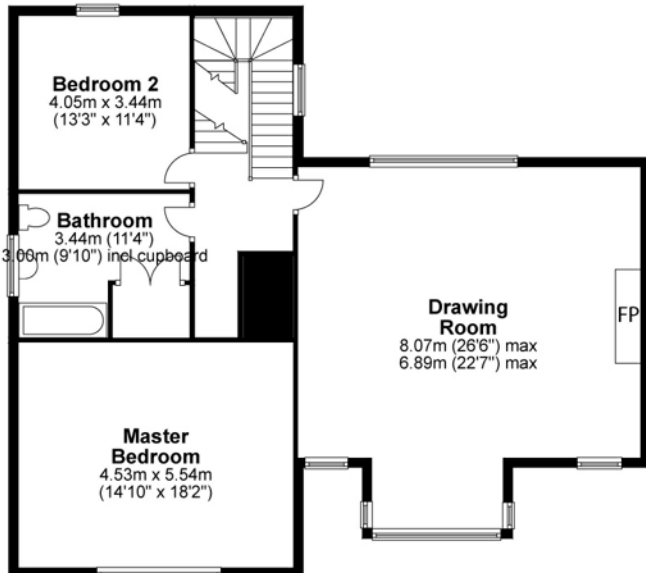
Approx. 22.6 sq. metres (243.2 sq. feet)



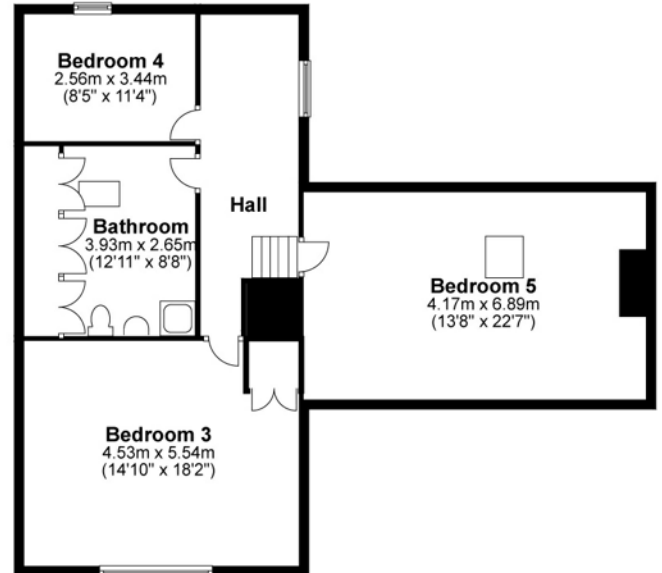
Ground Floor
Approx. 112.1 sq. metres (1206.2 sq. feet)



First Floor
Approx. 103.6 sq. metres (1114.8 sq. feet)



Second Floor
Approx. 88.2 sq. metres (949.6 sq. feet)



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