



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# Kenwood - Priest Hutton







## Features

- 3/4 bedroom detached 1930's home
- Charming property full of character, featuring beautiful stained glass windows
- Flexible living accommodation, spacious main house with an additional one bedroom annexe
- Mature, wrap-around gardens with countryside views.
- Large garage with adjoining workshop

This beautifully maintained 1930s detached home, owned by the current vendors for 24 years, offers charm, space, and flexible living in a stunning countryside setting. A welcoming entrance hall with a distinctive stained glass window leads to a spacious bay-fronted living room with fireplace and access to a self-contained annexe — ideal for multi-generational living or holiday let income. The dining room at the rear opens to the garden via elegant French doors and features a log burner and stained glass window. The kitchen is well-equipped with modern

appliances and stylish finishes, complemented by a practical back porch and downstairs WC. Upstairs, there are three bedrooms, including a large bay-fronted main room, a peaceful rear-facing double, and a bright dual-aspect third bedroom/home office. The family bathroom is modern and luxurious with a freestanding bath and walk-in rainfall shower. The annexe includes a lounge, fitted kitchen, shower room, and double bedroom — all with views over the gardens. Outside, the mature wrap-around gardens boast a generous lawn,

colourful planting, a decked terrace, and panoramic countryside views. A detached garage and adjoining workshop complete this idyllic, versatile home. Priest Hutton is a picturesque rural village set amidst the scenic landscapes of North Lancashire, close to the Cumbria border. Known for its peaceful atmosphere and strong sense of community, the village offers an idyllic countryside lifestyle while remaining conveniently located for access to nearby market towns such as Kirkby Lonsdale and Carnforth.





## GROUND FLOOR

**Entrance hallway** - Accessed from the front of the property, this welcoming entrance hallway features a charming circular stained glass window that fills the space with natural light. It offers access to both the kitchen and living room, as well as a useful understairs storage cupboard. The hallway provides ample space for coats and shoes.

**Living room** - This spacious and inviting living room is ideal for entertaining family and guests, featuring an open-plan layout that flows seamlessly into the dining room. A large bay window overlooks the front garden, flooding the space with natural light. The room boasts a striking fireplace with an oil fire set into a traditional surround, adding warmth and character. Accessed from the main hallway, the living room also offers a secondary entrance into the adjoining annexe, enhancing its versatility.

**Dining room** - Situated at the rear of the property, this inviting dining room comfortably accommodates a table for six, making it ideal for both everyday family meals and entertaining guests. Generous in size, the space is enhanced by elegant French doors that open out to the garden, creating a seamless flow between indoor and outdoor living. A charming brick feature fireplace with a set-in log burner stove adds warmth and character, while a striking stained glass window serves as a beautiful focal point, casting colourful light across the room. Perfectly positioned, the dining area effortlessly connects with the adjoining kitchen and living spaces, making it the heart of the home.

**Kitchen** - Accessed from both the back porch and the dining room, this stylish and functional kitchen is designed with modern living in mind. Striking red brick-effect tiles create a bold statement, beautifully complemented by off-white wall and base units and sleek dark worktops. The layout includes a built-in dishwasher, integrated sink, electric hob with extractor, oven, and microwave, everything you need for a well-equipped contemporary space. A window above the sink provides a lovely outlook over the garden, filling the room with natural light and adding to its welcoming feel.







## FIRST FLOOR

**Bedroom 1** - A generously proportioned double bedroom located at the front of the property, Bedroom One boasts a beautiful large bay window complete with a deep window seat, perfect for relaxing with a book or enjoying the natural light. The room offers ample space for a wardrobe and additional furniture, making it a spacious and comfortable retreat.

**Bedroom 2** - Situated at the rear of the property, bedroom two is a well-sized double room that enjoys peaceful views over the rear garden and open countryside beyond. This bright and serene space offers a calm retreat, ideal for a guest room, home office, or second bedroom.

**Bedroom 3** - Currently used as a home office, this versatile room benefits from dual-aspect windows that flood the space with natural light and offer lovely views over the garden. Bright and airy, it also features a built-in storage cupboard, making it a practical and flexible space.

**Bathroom** - Stylish and modern, the bathroom features elegant marble-effect tiling halfway up the walls, creating a sleek and timeless look. Thoughtfully designed with an abundance of built-in storage, the space includes a wash basin, W/C, LED mirror, and a heated towel rail for added comfort. A freestanding bathtub adds a touch of luxury, complemented by a separate walk-in shower cubicle fitted with a rainfall shower head.

## ANNEX

The self-contained annexe offers a bright and comfortable living space, featuring a spacious lounge with a bay window, wall-mounted electric fire, and additional frosted window for privacy. The stylish kitchen is fitted with off-white units, brick-effect tiles, and all essential appliances. A modern, fully tiled shower room includes a walk-in shower, W.C., basin, and built-in storage. The generous double bedroom benefits from dual-aspect windows and peaceful garden views, making it an ideal retreat for guests, family, or independent living.

## GARAGE/WORKSHOP

### Externally

Externally, this wonderful home is set within established, private gardens that wrap around the property, creating a tranquil and picturesque setting. A generous driveway provides ample parking and leads to a detached garage with an adjoining workshop, ideal for hobbies, crafts, or additional storage. The rear garden is a true highlight, offering a beautifully landscaped space with a large, level lawn bordered by mature trees, flowering shrubs, and deep, well-stocked beds designed for year-round colour and interest. There are several thoughtfully placed seating areas, including a raised decked terrace, perfect for al fresco dining, entertaining, or simply relaxing with a coffee while soaking in the surroundings. Beyond the garden, the property enjoys uninterrupted countryside views across open fields, giving a real sense of peace and privacy. The space feels like a natural extension of the landscape, blending into the rural setting. Additionally, the self-contained annex can be conveniently accessed directly from the rear garden, offering great flexibility for guests, multi-generational living, or even as a potential income stream. Altogether, the outdoor areas at this property provide an idyllic lifestyle opportunity, perfect for nature lovers, keen gardeners, or those simply looking for a relaxing retreat.

### Useful Information

Property built - 1930  
 Tenure - Freehold.  
 Council tax band - F (Lancaster City Council).  
 Heating - Oil central heating, boiler installed 2021  
 Drainage - Septic tank located in rear garden  
 Internet - B4RN hyperfast internet.  
 What3Words location - ///relations.agrees.landings.



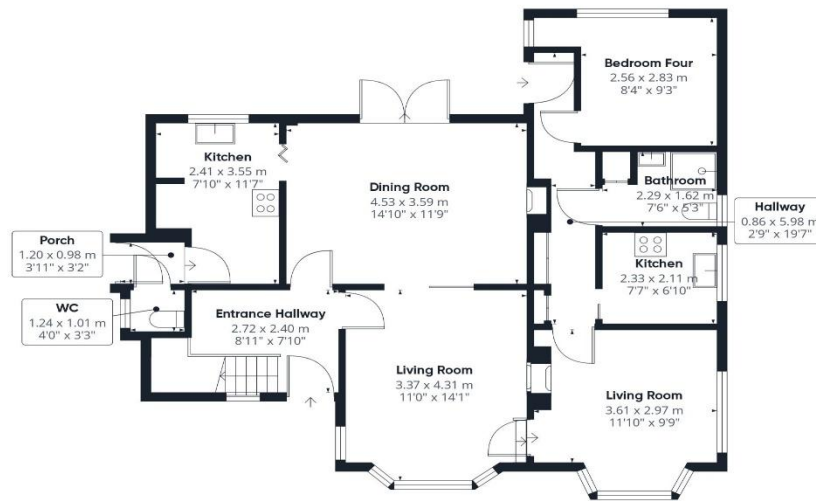
**WATERHOUSE  
ESTATE AGENTS**  
 Local, Professional Property Services



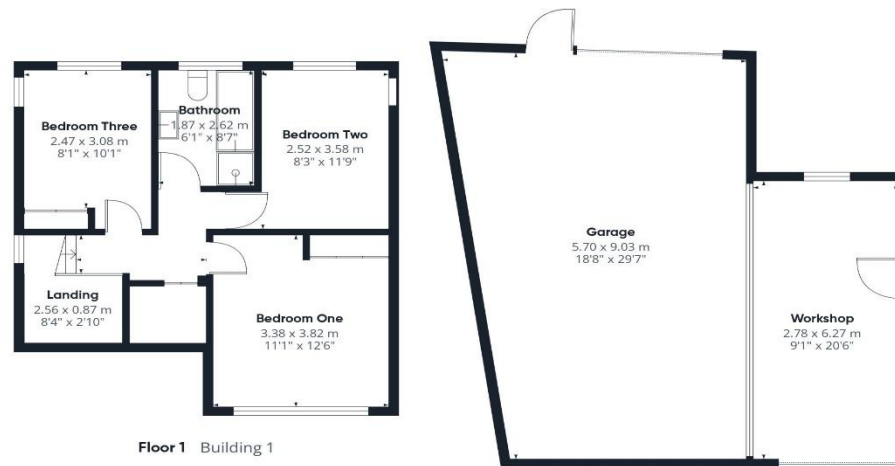




# Kenwood - Priest Hutton



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area<sup>(1)</sup>

189.6 m<sup>2</sup>  
2041 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Waterhouse Estate Agents  
10 Park Road, Milnthorpe  
LA7 7AD  
Tel: 01524 760048

info@waterhouseestates.co.uk  
www.waterhouseestates.co.uk



**WATERHOUSE  
ESTATE AGENTS**  
Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.