



## The Park

Old Hutton, Kendal, LA8 0NX

Auction Guide £230,000



- Detached Three Bed Bungalow
- Huge Potential and Located in a Quiet Rural Hamlet
- Large Living Room
- Oil Fired Gas Central Heating & Double Glazing
- No Chain
- In need of some Internal Repair and Modernising
- Long Views and Open Fields to the Rear
- Bathroom
- Mature Gardens & Detached Garage
- Council Tax Band D

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

This three bed detached bungalow, whilst in need of some internal repair and modernising, is located in the highly desirable rural hamlet of Old Hutton. Enjoying wonderful open views to the front, and adjoining fields to the rear. The house was on the market in the winter of last year with a local agent at a guide price of £330,000. During a cold snap, there was an unfortunate incident with the ballcock sticking in the cold water tank located in the ceiling leading and there was an internal flood in part of the house. This led to the ceilings coming down in two of the bedrooms and the bathroom, but the property has been dried out and the damage is relatively superficial for those with building skills and can be managed as part of a modernisation project. It is offered with a highly advantageous auction guide price creating plenty of value.

### Entrance Hall

The bungalow is accessed via a uPVC glazed door with glazed side panels to each side. The wide hallway provides access to the bedrooms, bathroom, and the living room.

### Living Room

A good sized room with a large picture window offering elevated views over the street and onwards to rolling countryside. A door to the rear elevation leads to the kitchen.

### Kitchen

Inside the kitchen is an AGA which will look superb in any planned kitchen installation. In the meantime there are a number of cabinets at wall and base level, countertops, a stainless steel sink and double drainer and a small pantry. A glazed uPVC door to the side elevation leads outside.

### Bedroom One

A double bedroom with a window to the front elevation and with long views.

### Bedroom Two

A second double bedroom, this one with a window to the rear elevation overlooking the garden.

### Bedroom Three

A single room, perhaps also suiting use as a snug or as an office. The room is flooded with light from the glazed door and glazed side panels to both sides that lead out to the rear garden.

### Bathroom

With a shower cubicle with thermostatic valve, pedestal wash-hand-basin, a WC and a bidet.

### Detached Garage

The garage has a metal up and over door for vehicular access and a pedestrian door to the side. Internally you will find light and power and a window to the side elevation.

### Garden

The bungalow is surrounded by gardens, with a lawn and deep planted borders and mature trees to the front, extensive lawns at different levels to the

rear, patios for places to sit, and all edged with a wonderful copper beech hedge. There are two greenhouses and you will find the oil tank tucked away in an upper corner.

### Drive

You can park immediately outside of the garage, and then to the side there is further hard-standing facilitating parking of multiple vehicles.

### AML Disclosure

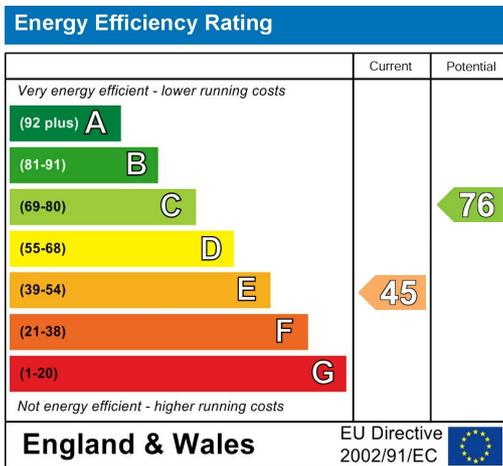
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# Floorplan





## Energy Efficiency Graph



## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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