



Old Smithy Cottage
Priest Hutton | Carnforth | Lancashire | LA6 1JP

Welcome to Old Smithy Cottage, Priest Hutton, Carnforth, Lancashire, LA6 1JP

Incredibly charismatic and characterful, this detached period cottage offers beautifully proportioned, well maintained accommodation ideal for those seeking charm, comfort and privacy. The cottage is tucked away in this popular and highly accessible village, providing a quiet setting from which to embrace village life without compromising on the convenience of nearby road and rail links.

Beyond the entrance vestibule are two reception rooms, a garden room and well-appointed dining kitchen. Upstairs, there are two double bedrooms, one having a generous walk in wardrobe, and a large shower room. A delightful, well-stocked garden has been lovingly tended and enjoys a sunny south-westerly aspect. There is an enclosed courtyard providing an alternative outdoor space with practicality provided for in the workshop, shed, greenhouse and lean-to store. Completing the picture is private off road parking for several vehicles.

“ When I first saw the cottage, it absolutely pulled me in and I thought 'I've got to buy it'. It's been a very happy home, just perfect both when I was working full time and then in retirement; everyone who comes here loves it. I've really valued the peace and quiet, being surrounded by the countryside and all the lovely walks available straight from the door. Time spent in the garden has been my absolute favourite; it's been wonderful, an absolute haven; for forty years.







Location

Old Smithy Cottage enjoys a quiet setting being tucked away off the main road that runs through the pretty and historic Conservation Area village of Priest Hutton. The small village shares social activities, St. Mary's Church and the Memorial Hall with the residents of the neighbouring village, Borwick. Various clubs and societies meet in the Memorial Hall with community events and touring entertainment productions throughout the year.

Priest Hutton is popular for those seeking a quiet life, whether that's as a balance to a busy working day or for retirement. Here one can enjoy the benefits of a village setting and community life with excellent access to unspoilt open countryside whilst maintaining first-rate road and rail communication links. Depending on the direction of travel one may choose between J35 or J36 of the M6 and from the nearby train stations of Carnforth, Lancaster or Oxenholme.

Day-to-day needs are met in Carnforth with a choice of supermarkets (Booths, Tesco and Aldi), a busy high street of independent retailers and a range of health care providers. The Cumbrian market town of Kendal and city of Lancaster provide a wider range of facilities.

For those that love a day out, the coastline is near as are the hills. Priest Hutton is perfectly placed to visit the National Parks of the Lake District and Yorkshire Dales and the locally protected National Landscapes so whether it's gently pottering, a leisurely ramble or a more ambitious hike, open countryside is easily accessible.





Step inside

Sweet as a nut, this detached period cottage offers beautifully proportioned and appealing accommodation, perfectly suited to those seeking character, comfort and privacy.

Step inside through a practical entrance vestibule with useful storage space and hanging for coats. Beyond the entrance vestibule the ground floor features two inviting reception rooms, each with its own distinctive appeal. The sitting room is centred around a Baxi open fire in a Yorkshire stone surround with a mahogany mantle, creating a warm and welcoming atmosphere for cosy evenings, while the living/ dining room benefits from an oil stove, in the style of a wood burner situated in an old stone fireplace with oak mantle, providing both character and convenience.

The attractively appointed dining kitchen is generously sized and thoughtfully designed, offering ample storage and workspace, with quartz tops, along with plenty of room for a dining table, making it the true heart of the home.

French doors from the kitchen and a door from the sitting room both lead out to the enclosed and private courtyard; with six-foot walls. It is an ideal place to sit, cook and eat outdoors. There's a gate onto the lane for easy access.

A door from the kitchen opens to the delightful garden room; a peaceful retreat in which to relax and admire the garden which wraps around it creating a leafy outlook enriched with seasonal colour and offering great privacy.

Upstairs, the first-floor accommodation is the ideal size for a couple or small family. The principal bedroom is a particularly impressive space, complete with a generous walk-in wardrobe and dedicated dressing area. The second bedroom is also a comfortable double room. Both bedrooms enjoy a southwest aspect, overlooking the garden and benefiting from excellent natural light throughout the day.

The spacious shower room features a large modern walk-in shower, a heritage style wash basin and WC as well as a traditional airing cupboard. All in all it combines period charm with modern convenience.

Full of warmth and character, this highly individual cottage presents a rare opportunity to acquire a truly special home.









Step outside

Extending to approximately 0.1 acre in total, the gardens are a particular feature of the property, offering a delightful blend of colour, privacy and practicality.

The principal garden enjoys a sunny south-westerly aspect and is wonderfully private, creating a peaceful setting in which to relax and entertain. Thoughtfully planted and beautifully established, it is well stocked with a wide variety of mature trees (including acers, an azalea, a magnolia, a Siberian crab apple and a couple of ornamental blossoming cherry trees) shrubs (amongst them a collection of roses) and herbaceous cottage garden favourites, interwoven with seasonal spring blooms (hellebores, snowdrops, crocuses and daffodils) to provide interest and colour throughout the year. At its heart lies a central lawn, framed by deep, planted borders and complemented by an attractive rockery, adding further texture and charm to the landscape. The rockery is positioned to be especially enjoyed from the garden room.

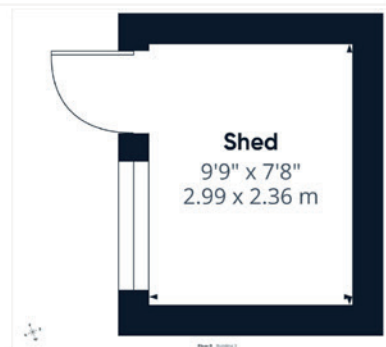
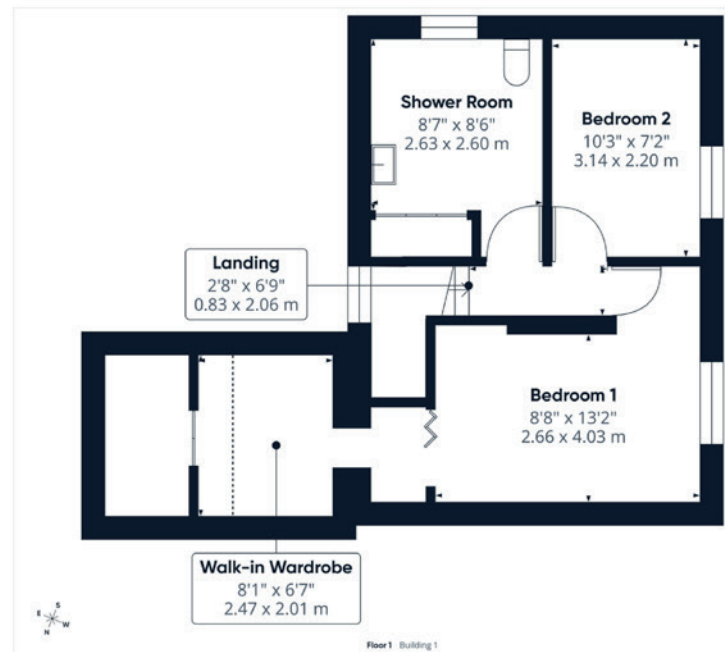
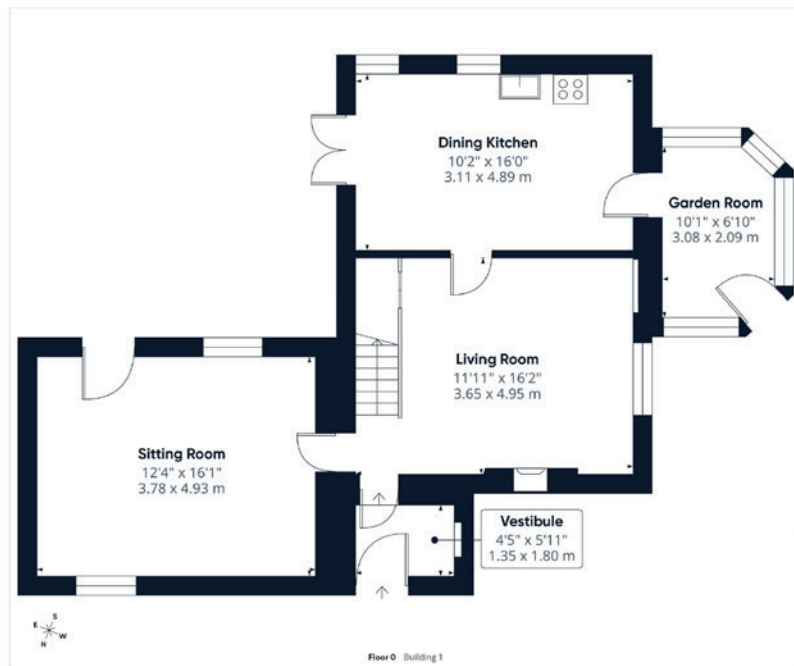
For those who enjoy gardening, are looking for hobby space or require useful storage, the property is well equipped with a good-sized workshop, a separate garden shed and a greenhouse. In addition, a practical lean-to store is attached to the house, ideal for housing garden tools and discreetly tucking away bins and recycling boxes.

From the lane, the garden is gated in two places, offering reassurance and peace of mind for those with dogs or young children, while maintaining an accessible layout.

To the north-east of the cottage, an enclosed courtyard provides an alternative and sheltered spot for outdoor seating with raised beds and a small pond.

Completing the picture, private off-street parking is located on either side of the cottage, with space for several vehicles, ensuring both convenience and privacy.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

Approximate total area⁽¹⁾
666 ft²
61.8 m²

(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.

GIRAFFE 360

FURTHER INFORMATION

On the road

Carnforth	3.6 miles
Kirkby Lonsdale	9 miles
Lancaster	10.2 miles
Kendal	13.8 miles
Windermere	21.2 miles
Manchester	60.6 miles

Transport links

M6 J35	3.1 miles
M6 J36	6 miles
Carnforth railway station	3.6 miles
Lancaster railway station	10.7 miles
Oxenholme railway station	11.5 miles
Manchester airport	70.1 miles
Liverpool airport	75.2 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Full fibre gigabit broadband is installed (although not currently connected) from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Rail Journeys

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Wennington on the Morecambe to Leeds providing connections to Lancaster station.



Guide price £475,000

Services

Mains electricity and water. Individually programmable and thermostatically controlled electric heaters. Oil stove in the living room. Open fire in the sitting room.

Shared (with Holme Garth next door) private drainage to a septic tank located in land belonging to a third party.

Outside light and water. The workshop and shed both have power and light.

Directions

[what3words tadpoles.shams.reprints](https://what3words.com/tadpoles.shams.reprints)

Download the what3words App or go online for directions straight to the property.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: NEFF induction hob and double oven, extractor fan, Indesit dishwasher, Bosch fridge and freezer and a Hotpoint washing machine.

Lancaster City Council

Council tax band – D

Tenure – Freehold

Places to visit

Historic properties to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall whilst in Lancaster there is the Castle, Lancaster Maritime and City Museums, the Judges’ Lodgings and Ashton Memorial (Williamson Park).

Live theatre and cinema: The Dukes and Grand in Lancaster and Brewery Arts in Kendal with a second cinema (Vue) in Lancaster.

RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

Sport and recreation

Gyms and health clubs – pool and gym at Pure Leisure, Borwick, leisure centres at Kendal and Lancaster, 3-1-5 fitness centre at Lancaster and Lancaster University Sports Centre

Local cricket, football, tennis and rugby clubs in Carnforth, Kendal, Kirkby Lonsdale and Lancaster

Swimming pool at Capernwray Hall

Diving and open water swimming – Capernwray Diving Centre

Golf clubs – Silverdale, Lancaster, Morecambe, Kendal, Grange over Sands, Casterton and Kirkby Lonsdale

Places to eat

Informal dining, cafes and pubs

The Royal Hotel and the Kings Arms, Burton in Kendal

The Longlands Hotel, Tewitfield

The Plough Inn, Lupton

The Royal Hotel, The Sun Inn and Avanti amongst others in Kirkby Lonsdale

The Highwayman, Burrow

Special occasions

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L’Enclume and Rogan and Co, both in Cartmel

Quite Simply French, Merchants 1688 and The Quarterhouse, all in Lancaster

Great walks nearby

There are a host of quiet country lanes and footpaths to explore from the cottage. It’s a lovely walk along Lancaster Canal with several local access points.

For day trips, there are Yorkshire’s Three Peaks to conquer and Wainwright’s 214 Lakeland fells to explore as well as coastal walks along the promenades at Morecambe and Grange over Sands. The protected National Landscapes of the Forest of Bowland and Arnside and Silverdale are also easily accessible.

Schools

Primary

Burton Morewood School

St Mary’s CoE Primary School, Kirkby Lonsdale

Carnforth Community Primary School, Our Lady

of Lourdes Catholic Primary School and Carnforth

Christ Church CoE Voluntary Aided Primary

School, all in Carnforth

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale

The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Lancaster Royal Grammar School and Lancaster

Girls’ Grammar School

Carnforth High School

Dallam School, Milnthorpe

Further Education

Lancaster University

University of Cumbria

Lancaster and Morecambe College

Kendal College

Myerscough College

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Fine & Country
Tel: +44 (0)1524 380560 | sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire LA1 1YN

