

3 bed link detached house to buy

Lowther Court, Hutton Roof, Carnforth, Cumbria, LA6 2QL

£475,000 Starting Bid

x 3 x 3 x 2

Tenure

Freehold

Double Garage parking

Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- EPC Rating D

Key Information

- Council Tax: Band F
- EPC Rating: D
- Heating supply: Liquefied petroleum gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000.

Set within the peaceful village of Hutton Roof, 9 Lowther Court is a beautifully presented three-bedroom home offering flexible living, ideal for modern family life or those seeking a tranquil rural retreat. With two parking spaces, a double garage, and a charming country garden, this delightful property combines practical living with countryside charm.

Set between the market towns of Kirkby Lonsdale and Carnforth, Hutton Roof is a charming village surrounded by rolling countryside and known for its outstanding natural beauty. The village enjoys a peaceful, rural setting, yet is conveniently close to road links for commuting and amenities.

Despite its rural feel, Hutton Roof benefits from a strong local community and is within easy reach of local schools, independent shops, eateries, and healthcare in nearby towns. Whether you're looking for a quiet country escape or a base for exploring the Lake District and Yorkshire Dales, Hutton Roof offers the perfect blend of community, countryside, and convenience.

To the front of the property, you will find two parking bays, an attached garage with internal access, and a low-maintenance patio garden, perfect for enjoying a morning coffee. Step into the entrance hall, where a cloakroom with W.C. and vanity sink sits straight ahead. To the left is a versatile snug room, ideal as a home office or a fourth guest bedroom, featuring a front aspect window.

Continuing through the hall, you will find a handy understairs storage cupboard before reaching the well-equipped kitchen. With a range of wall and base units, complementary worktops, a one and a half sink with drainer, AGA, oven and hob with extractor fan, this kitchen has a warm farmhouse feel, perfect for home cooking and family life. A window overlooks the front, and a door offers internal access to the garage, which includes a utility area with plumbing for a washing machine and a rear door to the garden.

The heart of the home is the open-plan living/dining room at the rear, featuring a wood-burning stove and patio doors that open into the enclosed country-style garden. With ample space for a dining table, this is the perfect spot for entertaining or enjoying cosy evenings in.

Upstairs, the property boasts three generous double bedrooms, each with integrated wardrobes. The main bedroom enjoys a front-facing aspect and an en suite shower room. Bedroom two benefits from fitted furniture, a rear aspect window, and its own en suite with corner shower, W.C. and vanity sink. Bedroom three is equally well-sized, with dual aspect windows.

The family bathroom features a bath with shower over, W.C., vanity sink unit, and an airing cupboard with a heated towel radiator.

Outside, the enclosed rear garden offers classic cottage charm, with planted borders and lawned areas, a patio terrace, pond, and ample space for outdoor seating to enjoy throughout the summer months.

This superb home offers countryside living without compromise; ideal for families, downsizers, or remote workers seeking space, peace, and flexibility.

Accommodation with approximate dimensions:

Ground Floor

Living/Dining Room 24' 10" x 13' 9" (7.57m x 4.19m)

Kitchen 13' 11" x 10' 8" (4.24m x 3.25m)

Snug 11' 0" x 10' 9" (3.35m x 3.28m)

Double Garage 21' 7" x 18' 5" (6.58m x 5.61m) With electric door, light and power.

First Floor

Bedroom One 17' 11" x 14' 0" (5.46m x 4.27m)

Bedroom Two 16' 2" x 11' 0" (4.93m x 3.35m)

Bedroom Three 13' 5" x 10' 8" (4.09m x 3.25m)

Property Information

Parking Two parking spaces.

Please note the properties on Lowther Court form part of a management company to cover the maintenance & upkeep of the shared grounds.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £475,000

Property Type: Link detached house

Parking: Double Garage, Driveway

Year built: 2008

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

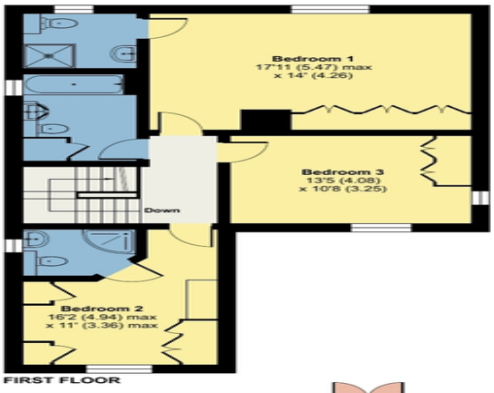
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

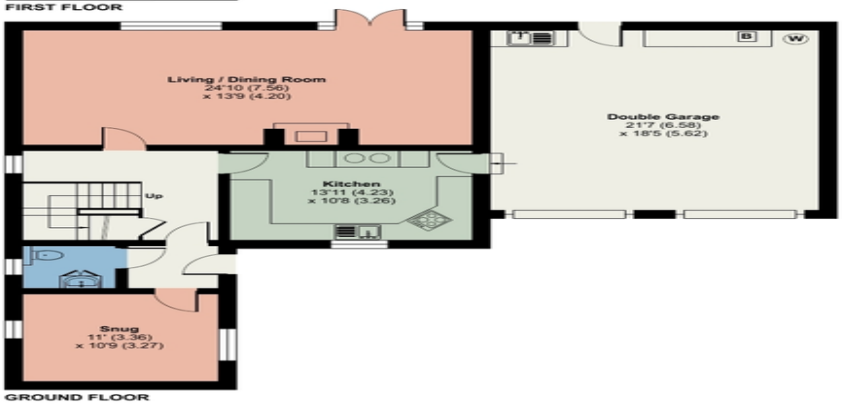
Mobile signal coverage: Good

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Approximate Area = 1634 sq ft / 151.8 sq m
Garage = 398 sq ft / 36.9 sq m
Total = 2032 sq ft / 188.7 sq m
For identification only - Not to scale

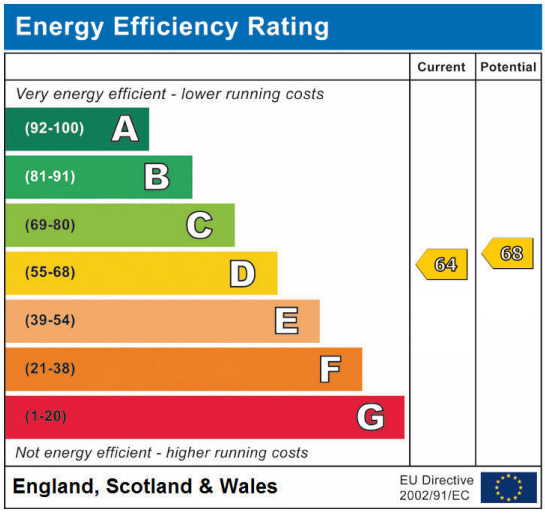


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1321362



Lowther Court, Hutton Roof, Carnforth, Cumbria, LA6 2QL

Contact your local branch today for more information on this property:

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