

# Cumbrian Properties

15 Dukes Meadow, Hutton Roof



**Price Region £160,000**

**EPC-E**

Freehold Lodge | Sold as seen  
Open plan living | 2 bedrooms | 2 bathrooms  
Decked area, garden & parking | Woodland views

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 15 DUKES MEADOW, HUTTON ROOF, NEAR PENRITH

An exciting opportunity to own a two bedroom, two bathroom Freehold lodge on a lovely plot with delightful woodland views including red squirrels situated in this popular area close to Greystoke. Ideal holiday home which is exempt from second home stamp duty and is pet friendly.

The double glazed and electric heated accommodation briefly comprises entrance hallway, open plan living dining kitchen with appliances and door opening onto a decked seating area. The lodge has lawned gardens to all sides and driveway parking. The property is sold as seen (with the exception of some personal items which the vendor will remove) and with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entry via UPVC double glazed door into entrance hallway.**

**ENTRANCE HALLWAY** Cloaks cupboard and opens into the inner hallway.

**INNER HALLWAY** Doors to open plan living dining kitchen, bathroom and bedrooms.

**OPEN PLAN LIVING DINING KITCHEN (19'4 max x 19'3 max)**

**DINING LOUNGE AREA** Wood burning stove on granite hearth, wi-fi controlled electric radiator, UPVC double glazed door opening onto the decked area, UPVC double glazed window to the side, further double glazed window and feature floor to ceiling windows to the front.

**KITCHEN AREA** Fitted kitchen incorporating single bowl sink with drainer & mixer tap, tiled splashbacks, four ring Bosch induction hob with extractor above & oven below. Dishwasher, washing machine, fridge/freezer, tile effect laminate flooring & double glazed window.



OPEN PLAN LIVING DINING KITCHEN

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**BATHROOM (7'7 x 6'4)** Three piece suite in white with shower over panelled bath, low level WC and wash hand basin over vanity unit. Towel rail radiator, double glazed frosted window and vinyl flooring.



BATHROOM

**BEDROOM 1 (12'4 x 7'7)** Double glazed window and wall mounted electric radiator.



BEDROOM 1

**BEDROOM 2 (11'3 x 8'9)** Double glazed window with lovely view across the garden into the woods. Wall mounted electric radiator and door to en-suite shower room.



BEDROOM 2

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**EN-SUITE SHOWER ROOM (6'6 x 6')** Three piece suite in white with shower in corner cubicle, low level WC and wash hand basin over vanity unit. Towel rail radiator, tiled walls, vinyl flooring and double glazed Velux window.



EN-SUITE SHOWER ROOM

**OUTSIDE** The property is approached via a gravelled driveway providing off road parking with steps leading up to the composite decked area. Lawned gardens to the front and side and backs on to Greystoke Forest, ideal for walking or biking. Garden shed and summer house with flagged patio area.

There is an area on the Park which is owned by all the lodge owners which can be used for barbecues, cricket etc



GARDENS AND DECKING

5/ 15 DUKES MEADOW, HUTTON ROOF, NEAR PENRITH

**TENURE** We are informed the tenure is Freehold. Management fees £950 pa (this can vary if there are any maintenance issues).

**DRAINAGE** A new sewage system was installed on the Site in 2025.

**COUNCIL TAX** We are informed the property is in tax band B.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

