

## Priest Hutton: Conservation Area Summary

### Why is Priest Hutton Conservation Area special?

Priest Hutton is a village situated south of Cumbria, east of the main road running from Carnforth to Burton-in-Kendal. The area was recorded as a small manor in 1066 and, formerly, the village was called Hutton and the 'Priest' was added in the 14<sup>th</sup> century as the manor was in the hands of the rectory of Warton. The name helped distinguish the settlement from Hutton Roof near Kirkby Lonsdale. To the north of the Conservation Area are the archaeological remains of a moated manor house, a type of house which was built in England between 1250 and 1350. As a rare example in the North of England, this may indicate the historic importance of Priest Hutton in the medieval period.

The Conservation Area boundary covers the nucleated settlement, clustered around a small irregular village green. The centre of Priest Hutton is a confluence of roads running from Tewitfield, Borwick and Capernwray. The overriding impression of the village is the retention of 17<sup>th</sup> and 18<sup>th</sup> century stone-built houses, some with detached barns within their grounds. Historically, it is recorded that the village had a school, shop, post office and smithy but these have since been converted to residential uses. The surrounding landscape is characterised by hilly agricultural fields.

### General

- Rural setting of the village, on the border of Cumbria
- Nucleated settlement around a small village green and three principal roads
- Irregular arrangement of buildings at differing angles
- Overriding vernacular character of the village, with many buildings constructed in traditional local materials
- Collection of 17<sup>th</sup> and 18<sup>th</sup> century houses and barns
- Mixture of sandstone and limestone walling
- Historic association with the ecclesiastical parish of Warton and possible greater importance of the village and manor in the medieval period
- Mature trees and small areas of open greenery enhance the rural setting and character of the village

### Important buildings and features

- Gibson House (Grade II) and West View (Grade II) - a mid-18<sup>th</sup> century house and c.1800 house with adjoining barn are both good examples of traditional building construction techniques in the area and the irregular arrangement of the buildings is distinctive of Priest Hutton
- Rose Lea (Grade II) - a mid-18<sup>th</sup> century house which is very prominent at the centre of the village. The building still retains 18<sup>th</sup> century mullioned windows and is a good example of a double-pile house in North Lancashire and South Cumbria
- K6 Telephone Kiosk (Grade II) - iconic red telephone booth associated with the 1935 designs by Sir Giles Gilbert Scott located at the centre of the village
- Priest Hutton School - at the centre of the village a 19<sup>th</sup> century schoolroom with a large mullioned window on the projecting gable.

**Conservation Area Name**

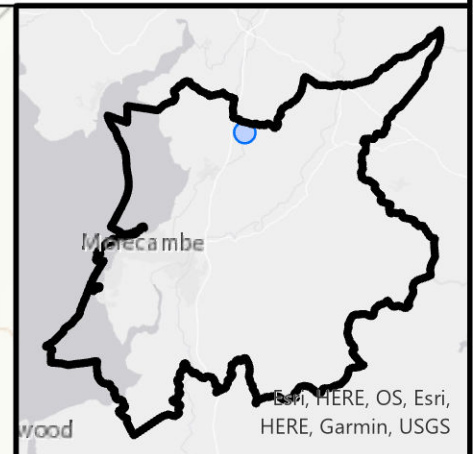
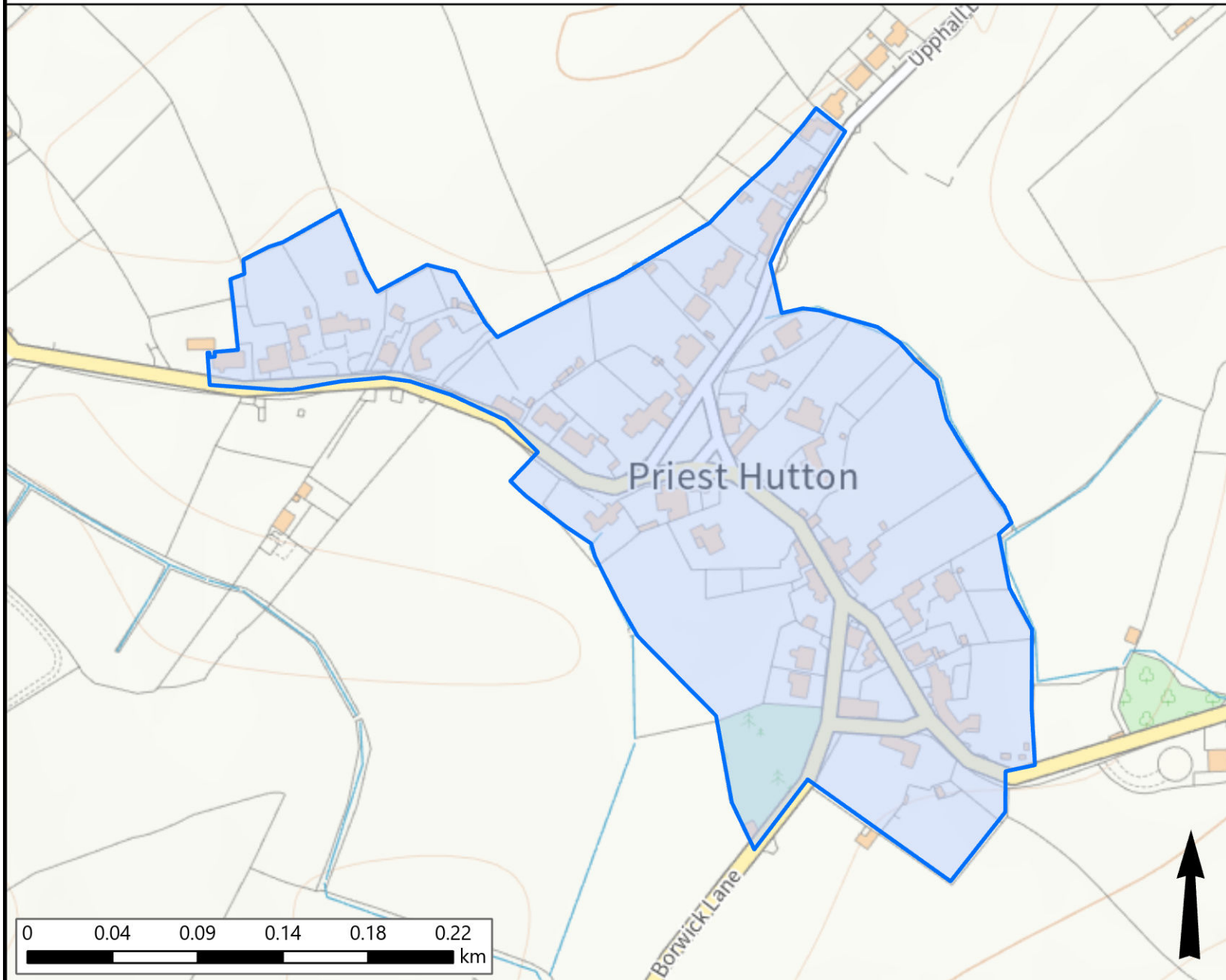
**Area (ha)**

**Designation Date**

Priest Hutton

7.03

1973



**Legend**

-  Conservation Areas
-  Lancaster District Boundary

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