



South View

Levens

£260,000



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South View

Levens

A charming 3 bedroom end of terrace cottage, ideally situated in the heart of Levens village, offering an excellent opportunity for modernisation and available with no onward chain. The ground floor features an initial reception room with a focal electric fireplace, leading directly into the bright kitchen. The kitchen overlooks the rear garden and provides access to a light-filled porch, offering a convenient entryway to the outdoor space. The spacious living/dining room provides an ideal setting for relaxing or entertaining family and friends. Filled with natural light from three windows, this versatile room also benefits from practical understairs storage. Upstairs, the property offers three double bedrooms, all with front-facing aspects and lovely views across to the Lyth Valley in the distance. The shower room features a neutral three-piece suite, complemented by a frosted window that allows natural light to fill the space. Externally, the home enjoys a private and secure garden, enclosed by a stone wall and bordered by mature hedging and planting. A patio area offers the perfect spot for outdoor seating and dining, with space for a shed providing additional storage. The property also benefits from convenient side access via a gate. Levens is a popular village in South Lakeland benefitting from the fantastic local shop, Post Office, the well reputed Hare and Hounds pub, two churches and the local primary school rated GOOD by Ofsted. Levens Hall is a short drive way with its famous topiary gardens and offers a great local place to visit to have a cream tea and also with historic Sizergh Castle close by and its beautiful gardens and estate only being a short distance way. There are good local transport links with the M6 motorway 5 minutes away, Oxenholme train station 10 minutes drive away and a local daily bus service.



GROUND FLOOR

Reception room - Located at the front of the property and accessed directly from the main entrance, this reception room features an electric stove set upon a stone hearth with characterful exposed wooden ceiling beams. A generously sized window overlooks the front of the home, flooding the space with natural light.

Living / dining room - A spacious living room also offering ample space to incorporate a dining area, perfect for spending time with family and friends. Flooded with natural light from a generous three windows, the room also benefits from convenient understairs storage. Character features include original exposed beams and a central gas fire with a bespoke stone surround and traditional stone hearth.

Kitchen - A bright room with white base units are complemented by wood-effect work surfaces and grey splashback tiles. The kitchen includes a free-standing cooker, with space for an undercounter fridge and washing machine. The sink is perfectly positioned to enjoy views over the rear garden.

Porch - Accessed directly from the kitchen and rear garden, this bright porch provides a practical space to remove shoes after spending time in the garden.

FIRST FLOOR

Bedroom 1 - A spacious double bedroom featuring a built-in wardrobe. The front facing window offers stunning views across to the Lyth Valley and filling the room with natural light.

Bedroom 2 - A double bedroom with a window framing distant views across the Lyth Valley.

Bedroom 3 - A double bedroom with views overlooking the front of the property.

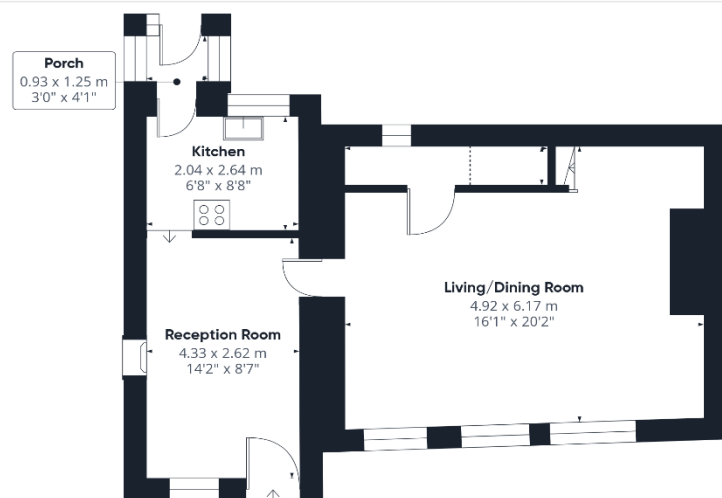
Shower room - The shower room features a modern shower cubicle with an electric shower and practical aqua panelling, complemented by a wash basin and WC. A floor-to-ceiling built-in cupboard provides ideal storage for towels and toiletries, while also housing the boiler. A frosted window allows natural light to fill the room.

Externally - A private and secure rear garden, enclosed by a stone wall and framed by mature hedging and shrubs. The garden features a patio close to the house that is ideal for a table and chairs and outdoor dining, alongside a lawn, and a shed at the rear providing convenient additional storage. There is vehicular access from the front of the property around the side and to the garden.

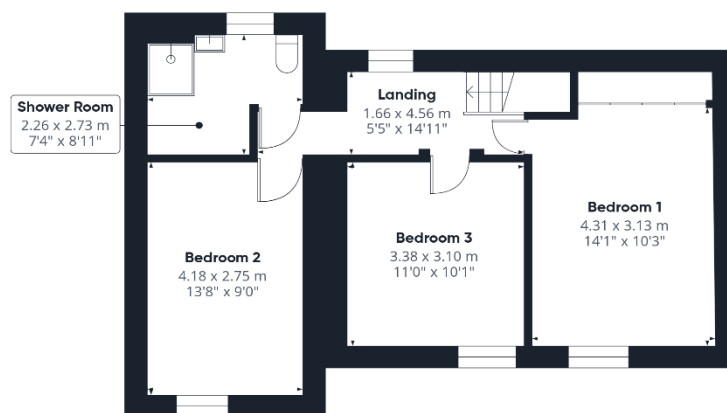
Useful information

Tenure - Freehold.
House built - over 200 years ago.
Council tax band - D (Westmorland and Furness Council).
Heating - Gas central heating (boiler installed 2023).
Drainage - Mains.
What3Words location - ///freezers.nervy.mimics





Ground Floor



Floor 1

Approximate total area⁽¹⁾

96.6 m²
1039 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		105
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



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