



Gilpin Farm House and Cottage, Levens
Asking Price £650,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

An increasingly rare opportunity to purchase a former traditional three bedroom farmhouse with attached three/ four bedroom cottage situated on the fringe of Levens village boasting spectacular panoramic countryside views. Substantial gardens and grounds, barn, games room and store.







GILPIN FARM HOUSE AND COTTAGE

Situated at the end of a private track shared only with the owner of neighbouring farm buildings, Gilpin Farm House and Cottage each have its own spectacular views across open countryside towards Whitbarrow Scar, Levens Village, Scout Scar and the Lakeland Fells. The properties are pleasantly located on the fringe of Levens village where there is a thriving community, a village store, part time Post Office, Pub/Resaturant, church and well regarded Primary School. The location has excellent road links to the M6 and offers easy access to the Lake District and Yorkshire Dales National Parks.

FARM HOUSE

The charming accommodation, which would now benefit from being updated cosmetically, retains many period features and briefly comprises sitting room, dining room, breakfast kitchen and utility room to the ground floor and three bedrooms and a bathroom on the first floor. The farmhouse benefits from partial double glazing and is heated via a combination of the solid fuel range cooker and electricity. The Farm House boasts far reaching views towards Levens village and Scout Scar and has "cottage style" gardens to the front and side.

COTTAGE

The cottage, which has been updated and extended, boasts substantial gardens with a outlook towards Whitbarrow Scar and the Lakeland Fells. The accommodation briefly comprises Sitting room with feature woodburning stove, generous dining kitchen, utility room, study/fourth bedroom, hall, two bedrooms, with one having an en suite shower room, and a four piece bathroom to the ground floor. The first floor has a double bedroom with en suite bathroom and takes full advantage of the views. The Cottage benefits from having double glazing throughout and oil fired heating.

Both the farm house and the cottage benefit from ample parking within the grounds.

FARM HOUSE

GROUND FLOOR

SITTING ROOM

15' 8" max x 12' 5" max (4.80m x 3.80m)

Single glazed door to porch, electric radiator, feature former fireplace, exposed beams, wall lights, built in shelving, original spice cupboard.

DINING ROOM

14' 2" max x 13' 8" max (4.34m x 4.17m)

Single glazed door and sliding sash window to utility room, electric radiator, woodburning stove to feature fireplace, understairs storage, exposed beams.

BREAKFAST KITCHEN

15' 3" max x 13' 5" max (4.67m x 4.11m)

Two double glazed windows, solid fuel Rayburn, space for electric cooker, base and wall units, double stainless steel sink, space for fridge freezer, exposed beams, wall lights, tiled splashbacks, tiled flooring.

UTILITY ROOM

10' 8" max x 9' 0" max (3.27m x 2.76m)

Double glazed door, two double glazed windows, UPVC roof, plumbing for washing machine, space for tumble dryer, wall light, fitted coat hooks.

FIRST FLOOR

LANDING

10' 7" x 4' 2" (3.24m x 1.29m)

Single glazed window providing natural light from bedroom, radiator.

BEDROOM

15' 10" max x 12' 5" max (4.83m x 3.79m)

Two double glazed windows, two radiators, decorative original cast iron fireplace, built in wardrobes, fitted mirror, loft access.

BEDROOM

14' 1" x 10' 4" (4.31m x 3.16m)

Double glazed window, radiator, hanging rail to recess, fitted shelving, exposed beams, loft access.

BEDROOM

13' 4" max x 9' 8" max (4.07m x 2.97m)

Single glazed window with additional glazing, radiator, decorative original cast iron fireplace, wall lights.

BATHROOM

9' 1" max x 6' 1" max (2.77m x 1.86m)

Double glazed Velux window, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, wall light with shaver point, fitted wall unit with mirror, partial tiling to walls, loft access.

OUTSIDE

The Farm House has lawned gardens and an attractive gravelled garden with established trees and shrubs.





COTTAGE

GROUND FLOOR

ENTRANCE HALL

16' 0" max x 3' 8" max (4.89m x 1.12m)

Double glazed door and windows, wall light, flagged flooring.

SITTING ROOM

20' 9" max x 10' 11" max (6.35m x 3.35m)

Double glazed French doors to garden, double glazed window, underfloor heating, freestanding woodburning stove on slate tiled hearth, loft access, coving, flagged flooring.

DINING KITCHEN

18' 8" max x 10' 11" max (5.69m x 3.34m)

Two double glazed windows, underfloor heating, good range of base and wall units, sink, freestanding range cooker with extractor hood over, integrated dishwasher, space for fridge freezer, recessed spotlights, tiled splashbacks, flagged flooring.

UTILITY ROOM

6' 0" x 5' 4" (1.84m x 1.63m)

Double glazed door to garden, two double glazed windows, underfloor heating, plumbing for washing machine, space for tumble dryer, flagged flooring.

STUDY/BEDROOM

18' 9" x 9' 10" (5.72m x 3.00m)

Two double glazed windows, underfloor heating, flagged flooring.

INNER HALL

10' 5" x 4' 9" (3.20m x 1.45m)

Double glazed window, radiator.

BEDROOM

14' 6" max x 10' 4" max (4.44m x 3.17m)

Two double glazed windows, radiator, fitted shelving to recess, loft access.

BATHROOM

13' 1" x 5' 10" (4.59m x 1.80m)

Double glazed window, radiator, heated towel radiator, four piece suite in white comprises W.C., wash hand basin, freestanding bath and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, loft access, partial tiling to walls, tiled flooring.

BEDROOM

10' 8" x 10' 4" (3.26m x 3.17m)

Double glazed window, radiator, fitted shelf.

EN SUITE

10' 4" x 2' 5" (3.17m x 0.74m)

Three piece suite in white comprises W.C., wash hand basin and fully tiled shower space with electric shower fitment, recessed spotlights, tiling to walls and floor.

FIRST FLOOR

BEDROOM

21' 3" x 11' 8" (6.50m x 3.58m)

Double glazed window, two double glazed Velux windows, two radiators, built in cupboards, eaves storage, recessed spotlights.

EN SUITE

9' 11" max x 5' 6" max (3.03m x 1.68m)

Radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and bath with tiled splashback, recessed spotlights, extractor fan.

ATTACHED BARN

GROUND FLOOR

29' 11" max x 15' 8" max (9.13m x 4.78m)

Timber double doors with single glazed windows over, light and power.

FIRST FLOOR

27' 5" max x 15' 9" max (8.38m x 4.81m)

GAMES ROOM

16' 3" max x 13' 4" max (4.97m x 4.08m)

Painted door, double glazed window, wall lights.

STORE

13' 11" x 10' 5" (4.25m x 3.18m)

Single glazed door and windows, light and power, fitted shelving.

OUTSIDE

The Cottage has a generous garden which includes a lawn, a variety of mature trees and established shrubs, gravelled seating areas, a pond and a water supply

SERVICES

Mains electricity, mains water, oil fired heating to cottage, non mains drainage.

COUNCIL TAX BANDING

Currently Band F as per the Valuation Office website.





GILPIN FARMHOUSE, LEVENS, KENDAL, CUMBRIA.
Total Area: 435.6 m² ... 4668 ft²
For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Properties

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

DIRECTIONS

From Kendal follow the A591 south and the turn onto the A590 heading east towards Ulverston. Follow the dual carriageway for about two miles and then turn right at Gilpin Bridge signposted to Bowness-on-Windermere. Go past the Gilpin Bridge Inn on the left and then turn left onto the Lyth Valley Road. After about 200 metres turn left onto a farm track where there is a sign for Gilpin Farm House. The Farm House and Cottage are located at the end of the track.

WHAT3WORDS:

commenced.bumping.kettles

Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Lettings

