



 4 Eversley House



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Leasgill, Milnthorpe, Cumbria, LA7 7EY

A rare opportunity to acquire a beautiful substantial period home of great stature and superb quality. Set in magnificent grounds with breath-taking views over to the Kent Estuary and Whitbarrow, Eversley House has been split into 4 separate dwellings with number 4 being semi detached and benefiting from four double bedrooms, two reception rooms and three bathrooms, with extensive, ample parking and garage.

This unique home really is something special and won't be around for long. Call today to book a viewing.

### Quick Overview

- Rare Opportunity To Purchase A Period Home
- Four Bedroom Semi Detached House
- Two Spacious Reception Rooms
- Elevated Position with Views Over to Whitbarrow
- Open Plan Kitchen Diner
- Located in Popular Village Location
- Superb Gardens and Grounds
- A Stunning Setting with Breath Taking Views
- Ample Parking and Garages
- Ultrafast Broadband 1000Mbs Available





## Welcome

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Eversley was built in the 1850's for Thomas Atkinson Argles, a cotton importer from Liverpool. Thomas' wife, Susannah, was local to South Westmorland and the family were important land owners in the district. The property remained one of the country's grandest houses employing numerous staff until the mid 20th century when it was converted into 4 large and individual separate dwellings.

The sweeping driveway leads you up the house and gives you a sense of anticipation of what is to come with the impressive manicured lawns giving a sense of grandeur. Steps up from the drive lead you to the terraced patio area where you can enter into number 4 through the open plan kitchen diner.

## Kitchen / Diner

The kitchen diner is a modern extension to the property and creates a fabulous social and spacious addition to the property, filled with natural daylight from the glazed windows and offering the perfect place to sit and enjoy the most superb views across the gardens and over to Whitbarrow Scar. The kitchen is fitted with a range of wall and base units complementary worksurfaces and tiled splashbacks. Integrated appliances include oven and grill, 4 ring gas hob, plumbing for a dishwasher and space for fridge freezer. Off from the kitchen is a useful utility room and cloakroom.

### Specifications

**Open Plan Kitchen Dining Room**  
25' 1" x 20' 9" (7.65m x 6.32m)

**Utility Room**  
10' 7" x 9' 11" (3.23m x 3.02m)





## Dining & Sitting Room

### Specifications

**Dining Room**  
16' 5" x 12' 11" (5m x 3.94m)

**Sitting Room**  
26' 1" x 19' 10" (7.95m x 6.05m)

Moving along from the kitchen diner you enter into the formal dining room which provides ample space for large dining table and chairs for all the family to enjoy with views out across the gardens. From here you lead into vestibule with wooden doorway leading out to the gardens. A couple of steps across from the vestibule is the main sitting room. A beautifully proportioned reception room with arched windows to the front elevation and creating a secondary seating area to sit, relax and take in those breath taking views over to Whitbarrow Scar and the Kent Estuary. Here you will find period Victorian features including, high ceilings, cornicing, picture rails and ceiling rose. The open fire place is set on a fossilised marble hearth and surround adding a central focal point to the room.



## Ground Floor Bedrooms

Leading on from the sitting room descend down a few steps into the inner hallway, here you will find two of the four double bedrooms. Bedroom one is a spacious double, flooded with natural day light from the feature arched windows that provide views over the gardens. Fitted with an array of built in furniture including wardrobes, drawers and dressing table. Along the inner hallway is an office room with arched window to the front aspect and leads through into another double bedroom which could easily be opened back up into the office if desired. The house bathroom is found at the end of the hallway comprising of; panelled bath, shower unit with rainfall shower and shower attachment, pedestal hand wash basin and low level W.C.

### Specifications

#### Bedroom One

17' 3" x 10' 3" (5.26m x 3.12m)

#### Bedroom Four

11' 0" x 8' 9" (3.35m x 2.67m)

#### Office

17' 3" x 4' 1" (5.26m x 1.24m)





## First Floor Bedrooms

### Specifications

#### Bedroom Two

19' 2" x 11' 7" (5.84m x 3.53m)

#### Bedroom Three

17' 3" x 10' 3" (5.26m x 3.12m)



Ascend the stairs to the first floor and a further two double bedrooms can be found. Bedroom two is a spacious double with views to the front elevation over to the Estuary and Whitbarrow Scar. There are built in wardrobes and also access into a large eaves storage area that could be utilised for a range of purposes. Bedroom two also benefits from an en-suite bathroom comprising; panelled bath, pedestal hand wash basin and low level W.C.

Bedroom three is a well proportioned double with views to the front elevation over to the Estuary and Whitbarrow scar. The bedroom benefits from vanity wash basin and shower cubicle with en-suite W.C. There is also access to large eaves storage area.

There is barely a room in the house which does not enjoy a superb view. The panorama, which of course can also be enjoyed from the magnificent gardens, stretching across the manicured lawns over to the Kent Estuary towards Whitbarrow Scar and the hills beyond A simply superb setting for a sensational property. You really should not miss out on 4 Eversley House, come and see for yourself.







## Outside and Parking

### Specifications

#### Double Garage

18' 2" x 16' 7" (5.54m x 5.05m)

#### Workshop

11' 10" x 7' 11" (3.61m x 2.41m)

Splendid gardens of just around half an acre surround the house with terraced patio area that leads down to the well kept lawns provide plenty of space to sit and relax whilst taking in the glorious 180 degree views. The shaped box hedges line the boundary giving a sense of grandeur to the gardens. For those with green fingers there are plenty of well established borders and raised beds with workshop, outbuilding and green house round to the side of the property.

There is ample parking provision for a number of vehicles on the drive but the property also benefits from two garages one of which is used for storage.

The neighbouring property has right of access across the driveway to their neighbouring garage.

## Important Information

### Services:

Mains electricity, mains water and drainage. Oil Central Heating. B4RN gigabit broadband is connected to the property: ideal for those working from home or running their own business.

### Council Tax Band :

G South Lakeland District Council

### Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Tenure:

Freehold. Vacant possession upon completion.

### What3words:

///challenge.denim.dragonfly



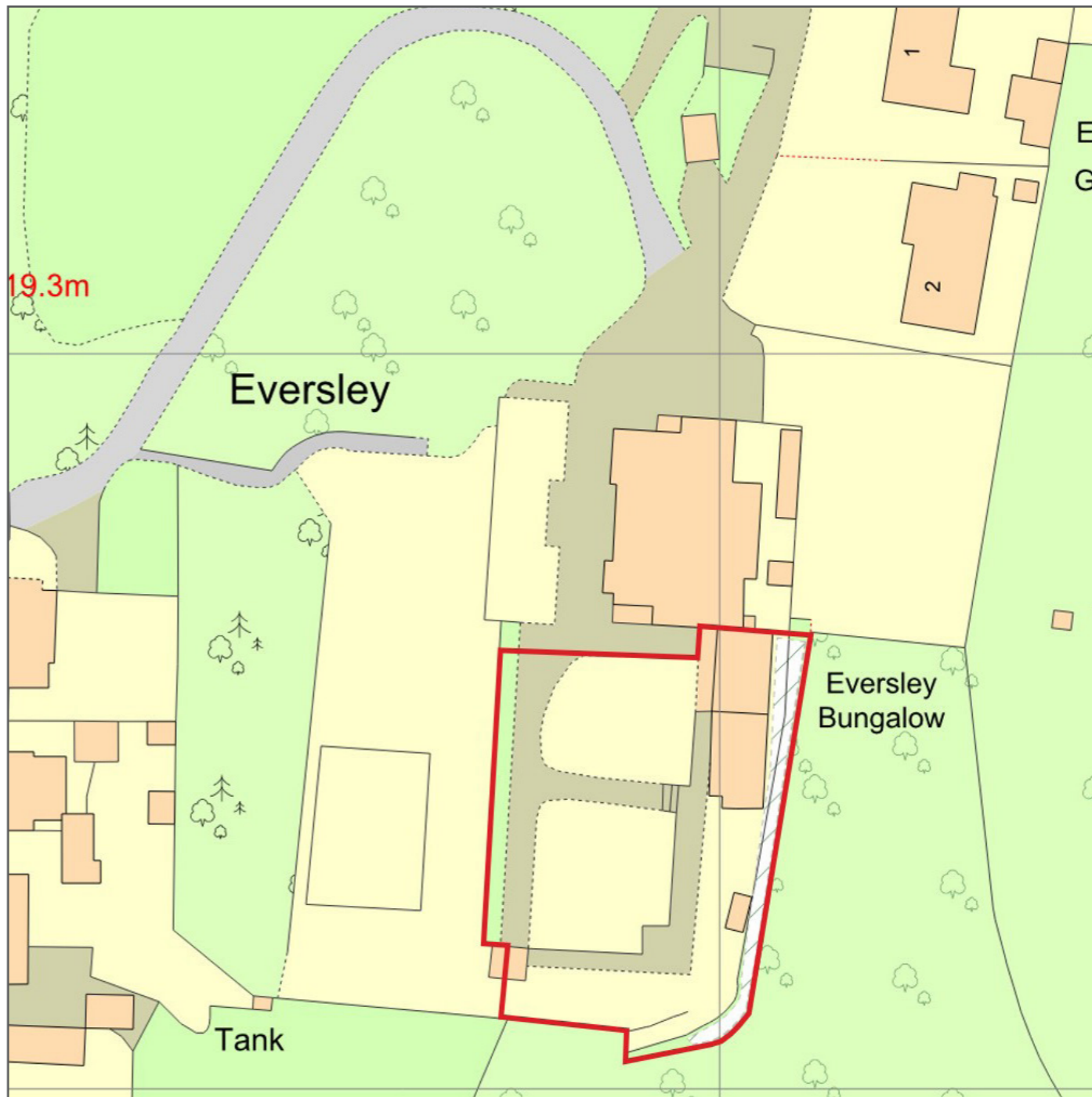


# Eversley House, Leasgill, Milnthorpe, LA7

Approximate Area = 2201 sq ft / 204.4 sq m  
 Limited Use Area(s) = 299 sq ft / 27.7 sq m  
 Workshop & Outbuilding = 131 sq ft / 12.1 sq m  
 Garage = 301 sq ft / 27.9 sq m  
 Total = 2932 sq ft / 272.1 sq m

For identification only - Not to scale

Denotes restricted head height



## Directions

4 Eversley House, Leasgill, Milnthorpe, Cumbria, LA7 7EY

The location for Eversley is located within the hamlet of Leasgill offering a sense of style, elevated above the Kent Estuary, with open, far reaching views and convenience being set close to the A6 between junctions 35 and 36 of the M6 within a short drive with the busy and vibrant hub of Milnthorpe being close by and the market town of Kendal and Lancaster city centre within easy reach.

Directions; From J36 of the M6 take the A590 exit signposted Barrow. Continue along the dual carriageway for approximately 2 miles and exit onto Brettargh Holt roundabout signposted Barrow taking the left exit onto the A591. Continue ahead staying left and leave the A591 following signs for Levens/Milnthorpe. At the T junction bear left and pass Levens Hall on your right. Take the next left signposted Heversham/Leasgill, then take the second turning on the left, following the private drive to the top drive past the main house and 4 Eversley House at the end.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n!checom 2023. Produced for Hackney & Leigh. REF: 961137



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## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Arnside office:**

Call us on 01524 761806

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