



Levens

£525,000

Greengate House, Levens, Kendal, LA8 8PU

Greengate House is a historic and beautifully refurbished home located in the heart of sought-after Levens Village taking in splendid views of the Kent Estuary. The spacious, well planned living accommodation is presented to a high standard and this home offers a perfect blend of history including the original front door and modern fixtures and fittings throughout.

The highlights of this home are the impressive 26' living room and open plan dining kitchen, equipped with Siematic state-of-the-art fittings and range of stylish units. The property also boasts 3 double bedrooms, 'Villeroy & Boch' bathroom, en suite shower room and cloakroom. For those in need of external storage space and a place to park their car, this home offers a garage, private driveway, two useful outbuildings and an enclosed landscaped courtyard garden area.

Quick Overview

- 3 bedroom renovated period property
- 26' Living Room with woodburner
- State of the Art Siematic kitchen
- Open plan kitchen/family breakfast room
- Villeroy & Boch bathroom, en suite and cloakroom
- Stylish, modern presentation
- Community feel and good M6 links
- Garage and useful outbuildings
- Courtyard patio garden
- Equally suited as permanent/holiday home



3



2



1



C



1000
Mbps



Garage & useful
outbuildings

Property Reference: K6768



Entrance Hall



Cloakroom



Living Room



Living Room

Location From the A590 heading South towards Milnthorpe/Grange from the A6 roundabout proceed for approximately 1/2 a mile and exit left onto the A6 towards Milnthorpe. Upon reaching the junction take a right turn and proceed towards Levens Village beneath the bridge onto Levens Lane. Continue past the Playing Field on the left hand side and take a left into Church Road. Greengate House fronts both Church Road and Levens Lane with the parking and garage being accessed from the rear of Greengate Gardens.

Property Overview Greengate House is notably one of the oldest and perhaps most historically important properties in Levens village. Converted by reputable local builders, Russell Armer in recent years, offering a contemporary home finished to a high specification. With stylish and immaculate presentation throughout, this is a wonderful opportunity to purchase this former traditional home with the benefit of being easily managed and comfortable whether in use as a permanent or holiday residence.

From entering the entrance hall there is a welcoming feel and the generous lounge boasting a woodburner, excellent for those cold Winter nights. The superb open plan dining kitchen is an impressive sociable space, together with useful cellar space and cloakroom which completes the ground floor. At first floor there are three double bedrooms, an en suite shower room and family bathroom. The low maintenance courtyard cottage garden, garage and outbuildings offer great space for storage, hobbies and workshop.

Entering via the original leaded and stained glass door the welcoming hallway has stairs to the first floor, access to the lounge, dining kitchen and cellar offering storage. The cloakroom benefits from a contemporary 2 piece suite.

The generously proportioned living room has a front aspect from 2 windows with shutters and focal point cast iron woodburning stove offers set in recess with attractive oak mantle. The room is double ended so there is an opportunity for living space and alternative snug area.

Within the 'state of the art' fitted kitchen with generous range of matt wall and base units with soft close doors and fully integrated high end appliances including AEG combi microwave and oven, 4 ring induction hob with glass splashback and integrated fridge freezer and dishwasher. The complementary granite work surface has matching upstands and integrated bowl and a half stainless steel sink mixer tap. There is wood effect flooring throughout, 2 Velux rooflights to dining area and downlighters. Patio doors and additional side door lead to the rear courtyard garden.

To the upper level there is a large window to split level landing and Velux rooflight at full landing level. Access to loft via hatch which offers scope for conversion.



Living Room



Kitchen/Breakfast Room



Breakfast area



Landing area



Bedroom 1



En Suite Shower Room

Bedroom One enjoys a front aspect with pleasant views towards the Kent Estuary and beyond to Arnside Knott. Range of fitted wardrobes and it boasts a contemporary fully tiled en suite shower room with three piece suite comprising, vanity wash hand basin, shower cubicle with chrome shower and concealed cistern WC. The property enjoys two further double bedrooms, one enjoying similar views to those from Bedroom One and the other with a rear aspect. Within the fully tiled modern family bathroom there is a vanity wash hand basin, panelled bath with chrome shower over and WC.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

5' 2" x 5' 0" (1.60m x 1.53m)

Cellar

11' 5" x 6' 6" (3.48m x 1.99m)

Living Room

25' 11" x 11' 3" (7.90m x 3.43m)

Kitchen/Family Breakfast Room

22' 10" x 13' 5" (6.98m x 4.09m)

Landing

Bedroom One

12' 4" x 11' 4" (3.76m x 3.46m)

En Suite Shower Room

7' 11" x 5' 5" (2.43m x 1.66m)

Bedroom 2

11' 6" x 11' 4" (3.52m x 3.47m)

Bedroom 3

10' 9" x 7' 10" (3.30m x 2.41m)

Family Bathroom

8' 3" x 6' 2" (2.53m x 1.89m)

Outside The property enjoys the most delightful landscaped well tended gardens to the front, side and rear. The walled front and side garden have paved paths that lead through the flower beds and well stocked borders. The pretty paved patio is walled and fully enclosed with a sheltered sitting area and provides access to the drive with parking for 2/3 vehicles to the front of the garage.

Garage

20' 4" x 9' 10" (6.22m x 3.02m)

Utility

11' 3" x 9' 6" (3.45m x 2.92m)

Store/Workshop

11' 3" x 9' 1" (3.45m x 2.77m)



Bedroom 2



Family Bathroom



Bedroom 3



Rear access



Rear garden

Tenure Freehold

Services Mains gas, mains water, mains electricity and mains drainage.

Council Tax Westmorland and Furness Council -Band E

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.

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

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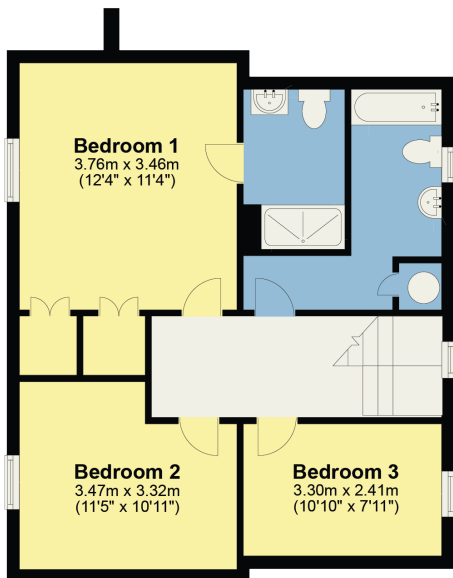


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First Floor



Basement

Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6768

A thought from the owners..."Historic and characterful on the outside, yet modern and cosy on the inside, situated in the idyllic village of Levens."

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