



# Levens

**£550,000**

Greengate House, Levens, Kendal, LA8 8PU

Greengate House is a historic and beautifully refurbished home situated in the heart of the highly sought-after Levens Village, enjoying stunning views over the Kent Estuary. This property perfectly combines character and contemporary comfort, retaining features such as the original leaded and stained-glass front door while benefiting from modern fixtures and fittings throughout. Recently converted by the reputable local builders Russell Armer, the home is finished to a high standard and offers a versatile and easily managed layout.

## 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
- Planning permission granted for one bedroom annex



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Ultrafast  
Broadband  
Available



Garage &  
Driveway Parking

Property Reference: K7226



External



Entrance Hall



Living Room



Living Room Snug

The accommodation is spacious and well-planned, with a welcoming entrance hall providing access to the first-floor staircase, lounge, dining kitchen, cloakroom and cellar. The generous living room is double-ended, offering a flexible space for both formal living and a snug area, and features two front-aspect windows with shutters and a cast-iron woodburning stove set in a recess with an oak mantle, providing a warm focal point for colder months.

The impressive open-plan dining kitchen is a sociable and stylish space fitted with matt wall and base units with soft-close doors, granite work surfaces with matching upstands, and a bowl-and-a-half stainless steel sink with mixer tap. High-end integrated appliances include a smart Bosch oven, four-ring induction hob with glass splashback, and integrated fridge freezer and dishwasher. Wood-effect flooring, downlighters, two Velux rooflights and patio doors to the rear courtyard create a bright and practical space for dining and entertaining. The cloakroom is fitted with a contemporary two-piece suite and the cellar provides additional storage.

On the first floor, the split-level landing features a large window and Velux rooflight, with loft access offering potential for further conversion. The principal bedroom enjoys a front aspect with views over the Kent Estuary and beyond to Arnside Knott, fitted wardrobes, and a contemporary en suite shower room comprising a vanity wash hand basin, shower cubicle with chrome shower and concealed cistern WC. There are two further double bedrooms, one with similar estuary views and the other with a rear aspect. The family bathroom is fully tiled and fitted with a vanity wash hand basin, panelled bath with chrome shower over, and WC.

The property enjoys the most delightful landscaped and well-tended gardens to the front, side and rear. The walled front and side gardens feature paved paths that lead through flower beds and well-stocked borders. The pretty paved patio is fully enclosed, walled, and includes a sheltered sitting area. It also provides access to the driveway with parking for two to three vehicles in front of the garage.

In addition, planning permission was obtained in August 2025 to convert the outhouses into a one-bedroom self-contained annex (reference 2025/1093/HOU), further enhancing the flexibility and potential of this exceptional home; with builders drawings available on request.

Greengate House is one of the oldest and most historically significant properties in Levens Village, and its combination of period charm, contemporary style, and practical living spaces, along with beautifully landscaped gardens, make it a truly exceptional home.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall



Open Plan Dining Kitchen



Kitchen



Open Plan Dining Kitchen



Cloakroom



Bedroom Two



Bedroom Three

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)

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)

Property information:

Tenure Freehold

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

Council Tax Westmorland and Furness Council -Band E

What3words & Location: ///indulges.couches.remarked

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.

Located in the centre of Levens Village within the heart of beautiful South Lakeland, where there is a thriving community with local shop and outreach post office, reputable primary school, churches and a popular village pub and is within easy access to the M6 and market town of Kendal and nearby Milnthorpe.

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.



Bedroom One



Ensuite To Bedroom One



House Bathroom



Rear External



Driveway

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

**Agent Note:** Planning permission obtained August 2025 to convert the outhouses to a one bed self contained annex under reference 2025/1093/HOU. Builders drawings also available on request

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## Meet the Team

### Keira Evans

Branch Manager & Property Valuer  
Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Senior Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Holly Strickland

Property Valuer & Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jamee Davies

Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jo Thompson

Letting Manager  
Tel: 01539 792035  
jthompson@hackney-leigh.co.uk



### Sean Smith

Professional Photographer  
hphotography@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
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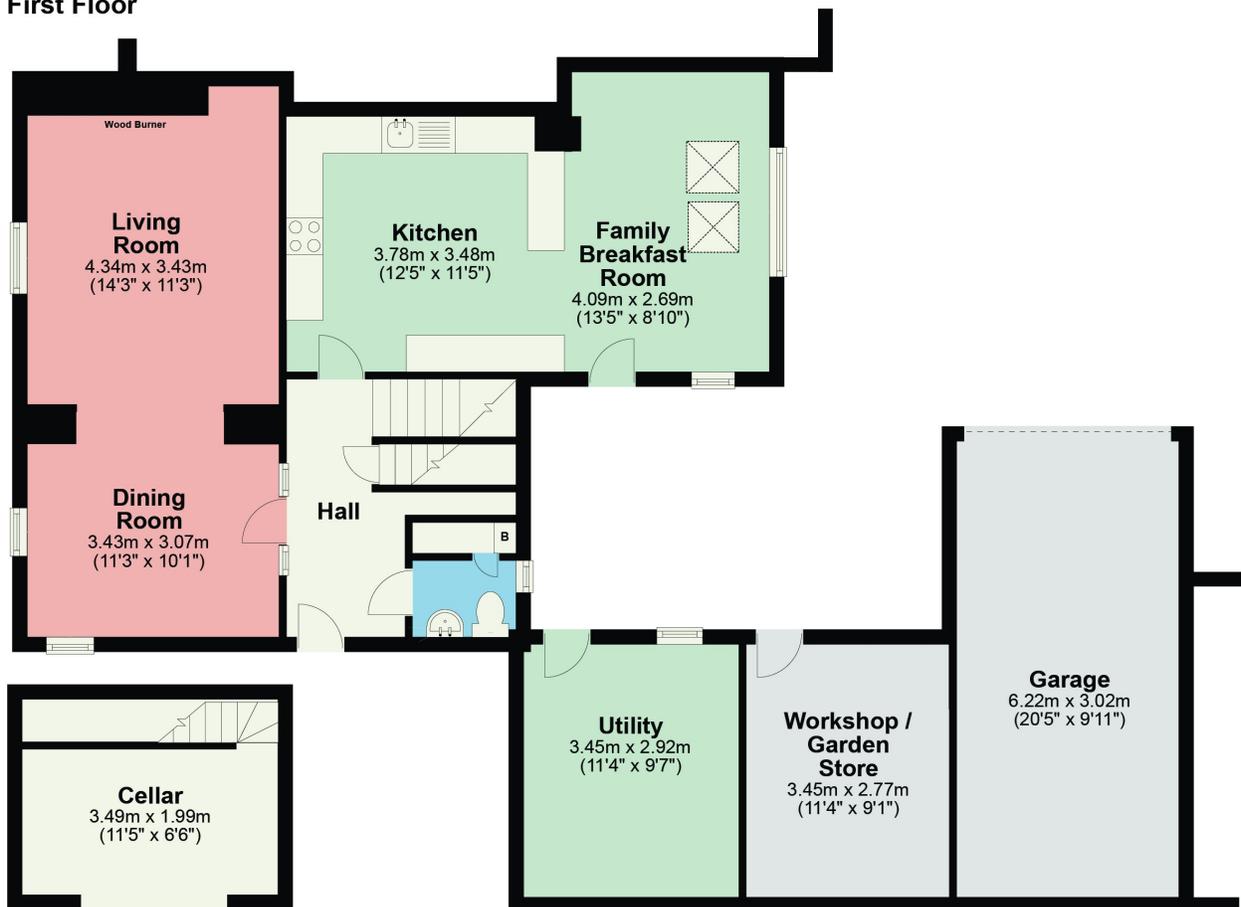


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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



**First Floor**



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