



1 Charley Hill Cottages Church Road, Levens
£380,000



1 Charley Hill Cottages, Levens

A modern semi detached cottage with views across the Lyth Valley and popular Lake District fells. It occupies a pleasing position within the charming village of Levens with its thriving community, a convenient village shop, part time Post Office, popular village pub and well established primary school. The village is on a bus route and has excellent road links to the M6 motorway which offers easy access to the popular town of Kendal, tranquil Grange over Sands, Windermere and the wider Lake District National Park. Nestled in a sought-after residential area, this charming semi-detached house offers an opportunity to embrace a relaxing family lifestyle. The property boasts a welcoming ambience with its highly-maintained features, including new double glazing throughout, an efficient gas central heating system, and a delightful sitting / dining room enhanced with an economical cosy wood burner – perfect for peaceful evenings. The well-appointed kitchen with dining space provides a functional, yet inviting area, ideal for family meals or entertaining guests. The ground floor currently includes a modern office, which is handy for working from home or can be easily be transformed into an additional bedroom. There is a separate utility area which provides space for laundry equipment together with an adjacent ground floor toilet equipped with modern fittings. Upstairs, two generously sized double bedrooms provide ample space, with one bedroom featuring built-in wardrobe for added convenience. The property also benefits from a well-appointed family bathroom, catering to modern living requirements. To the rear, a charming garden awaits, providing a tranquil outdoor haven for relaxation and recreation. Additionally, the property includes a large, separate garage with further driveway parking, allowing for secure storage and ample space for multiple vehicles. With its blend of comfort, convenience, and charm, this modern, semi-detached cottage presents an enticing opportunity for prospective buyers seeking a rural, well-appointed living environment - whether as a permanent residence or delightful holiday home.

- Semi detached family home
- Two double bedrooms one having storage
- New double glazed doors and windows throughout
- Integrate sitting/dining room with cosy wood burner
- Modern gas central heating
- Secure and delightful, well established gardens to the front, rear and side
- Family bathroom with additional downstairs toilet
- Easy access to the M6 Motorway and wider Lake District peninsula
- Large garage with power and secure automatic main door with side access
- Ample driveway parking

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From the bypass on the A590 take the 2nd turning into Levens village signposted Hare and Hounds. At the fork by the pub take the right hand road (Church Road) and proceed to find Charley Hill Cottages located on the right.

WHAT3WORDS: timed. golden. guitar





GROUND FLOOR

ENTRANCE HALL

4' 9" x 4' 8" (1.45m x 1.42m)

DOWNSTAIRS TOILET

6' 5" x 3' 1" (1.95m x 0.94m)

INNER HALLWAY

12' 8" x 6' 5" (3.86m x 1.96m)

KITCHEN

11' 1" x 9' 7" (3.37m x 2.92m)

SITTING DINING ROOM

18' 2" x 15' 1" (5.53m x 4.61m)

OFFICE/BEDROOM

9' 11" x 7' 1" (3.02m x 2.16m)

FIRST FLOOR

LANDING

9' 2" x 3' 0" (2.80m x 0.92m)

BEDROOM

16' 11" x 14' 7" (5.15m x 4.45m)

BEDROOM

11' 1" x 9' 7" (3.37m x 2.92m)

BATHROOM

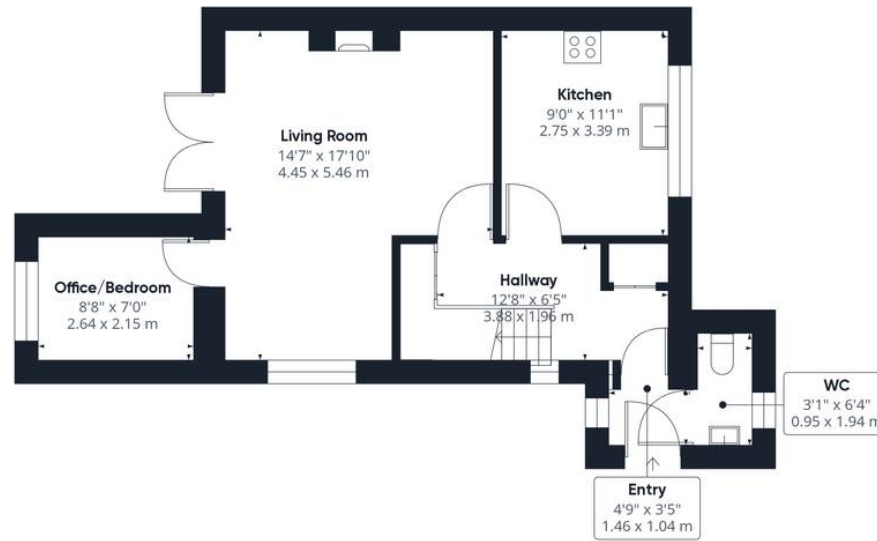
6' 5" x 5' 7" (1.95m x 1.69m)











Ground Floor



Floor 1

Approximate total area⁽¹⁾

898.68 ft²
83.49 m²

Reduced headroom

66.63 ft²
6.19 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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