



## Levens

£275,000

Yew Tree Cottage, Levens, Kendal, LA8 8PN

Situated in the picturesque village of Levens, on the edge of the Lake District National Park, this delightful period cottage exudes character and charm. With views across the Lyth Valley to the Lakeland fells, it offers a unique opportunity to enjoy a home that is perfect for retirement, holidays or year-round living.

Upon entering through the front door, you are welcomed into a cosy living room filled with period features, including exposed beams and a feature fireplace with open exposed brickwork with a coal-effect fire. This room enjoys a lovely aspect over the front garden and provides access to the staircase leading to the first floor, as well as a door opening into the kitchen.

### Quick Overview

- Charming detached cottage
- Two reception rooms
- Fitted kitchen and boiler/store room
- Three bedrooms
- Bathroom room & separate shower room
- Views across to Lyth Valley & countryside
- Village location
- Gas central heating
- No upward chain
- B4RN Broadband available



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B4RN



On street parking

Property Reference: K6994



Living Room



Kitchen



Dining Room



Bedroom One

The kitchen is fitted with a range of wall, base, and display units, complemented by work surfaces with an inset sink and half with drainer and co-ordinating part-tiled walls. There is space for a slot-in oven, plumbing for both a washing machine and dishwasher and space for a fridge/freezer. A rear-aspect window allows natural light to fill the space and an archway connects the kitchen to the dining room.

The dining room, with its front aspect, offers a comfortable and inviting area for meals and gatherings. From the kitchen, a step leads to the utility/boiler room, which is a practical space for storage, coats and shoes. This room houses the wall-mounted Biasi boiler and provides access to the cloakroom, which is fitted with a WC and wash hand basin. A door from the boiler/store room leads out to the rear exit.

The staircase ascends to the first-floor landing, which features an alcove storage cupboard and access to the loft. On this level, you will find three bedrooms, a house bathroom and a separate shower room.

Bedroom one is a spacious double with a front aspect that enjoys superb countryside views and includes plumbing for a sink. The second bedroom is also a double, offering a similar front aspect and views. The third bedroom is a versatile single room, ideal for use as a home study, dressing room or nursery.

The bathroom includes a three-piece suite with a panel bath, vanity unit with WC and wash hand basin. There is a heated towel rail, radiator, window and airing cupboard with shelving and a hot water cylinder. A separate shower room offers additional convenience with a shower cubicle.

Outside, the front garden provides a charming space with a small patio area, a lawn with mature trees and shrubs, creating a peaceful spot to enjoy the views.

This period cottage, offered with no upward chain, is ready for its new owner to move in and make it their own. Combining traditional charm with a sought-after location, this property is a rare opportunity to own a character home with stunning views in South Lakeland. Whether you are seeking a tranquil retreat or a permanent residence, this delightful cottage promises a lifestyle of comfort and beauty.

Accommodation with approximate dimensions:

Ground Floor

Living room

15' 8" x 14' 4" (4.80m x 4.37m)

Kitchen

11' 3" x 5' 8" (3.44m x 1.75m)

Dining Room

9' 11" x 8' 9" (3.04m x 2.68m)

Utility/boiler room

First Floor Landing

Bedroom One

12' 2" x 9' 6" (3.73m x 2.90m)

### Bedroom Two

13' 0" x 7' 1" (3.97m x 2.18m)

### Bedroom Three/Study

7' 11" x 5' 4" (2.42m x 1.63m)

### Bathroom

### Shower Room

**Parking:** On street parking

### Property Information:

**Tenure** Freehold

**Council Tax:** Westmorland and Furness Council - Band D

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

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

**What 3 Words & Directions:** ///community.flannel.dished

Entering Levens Village from Levens Hall direction bear left just after the Village shop and then left again on to Lowgate. Yew Tree can be found down the bottom of the incline, set back opposite The Hare & Hounds carpark.

**Viewing:** Strictly by appointment with Hackney & Leigh.

**Thought from owners:** 'A bright and airy cottage in the welcoming village of Levens.'

**Disclaimer:** All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

\*Broadband speeds estimated and checked by

<https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/08/2024.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three/Study



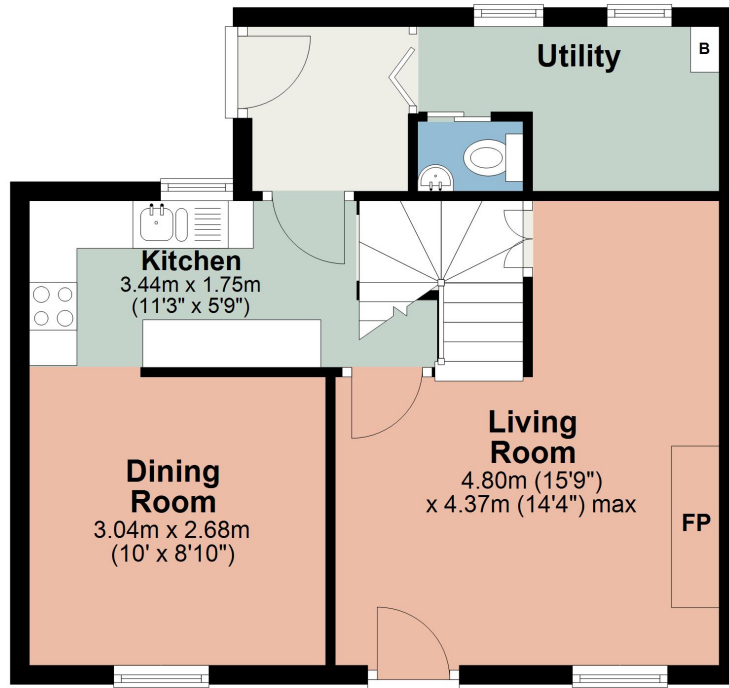
Bathroom



Utility/boiler room

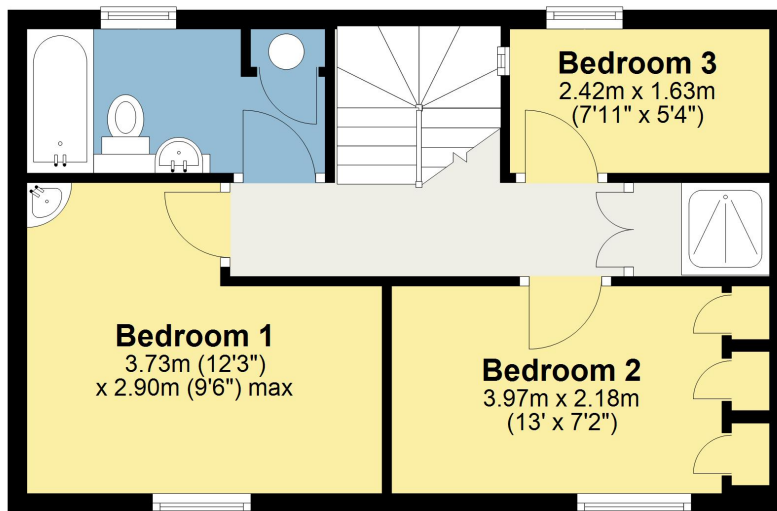
## Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 82.0 sq. metres (882.3 sq. feet)

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