



Crossapool, Levens  
£515,000



## Crossapool

Levens, Kendal

The property sits in a quiet rural setting close to Levens, yet enjoys a notably private and remote feel. Open countryside surrounds the home, with scenic views that provide a stunning backdrop in every season.

The ground floor is generous and well laid out, blending modern and traditional features throughout. The heart of the home is the rustic yet contemporary kitchen, fitted with modern cabinetry, integrated appliances, elegant stone flooring and excellent natural light. There is ample space for dining, with a cosy snug tucked neatly into the corner of the room. A separate living room features a log burning stove, creating a warm and inviting atmosphere. A downstairs bedroom provides flexible accommodation. A practical utility room and separate WC add everyday convenience, while extensive cupboard space is found throughout.

Upstairs offers three sizeable double bedrooms, all well proportioned and bright. One bedroom benefits from a walk in wardrobe. There are two stylish, contemporary bathrooms, both arranged as four piece suites with separate showers. One bathroom features a particularly impressive freestanding bath, adding a touch of luxury.

Outside, a private driveway offers generous off road parking for multiple vehicles. The expansive garden is beautifully landscaped with mature trees, lush lawns and established hedging to provide excellent privacy. A spacious paved patio creates an ideal space for outdoor dining and entertaining. The surrounding countryside views enhance the sense of space and tranquillity, making the outdoor areas just as appealing as the interior.

- Semi detached home in a rural setting, tucked away with open countryside views near Levens
- Remote and private feel, ideal for those seeking peace and space
- Rustic yet modern wooden kitchen with dining area and excellent natural light
- Cosy snug set into the corner of the kitchen, perfect for relaxed everyday living
- Spacious living room with a log burning stove as the focal point
- Four generous double bedrooms, including one ground floor bedroom
- Two stylish and contemporary four piece bathrooms serving the upstairs accommodation
- Practical downstairs utility room and separate WC, with ample cupboard and storage space throughout
- Two separate staircases leading to the first floor, adding character and flexibility
- Large garden with rear patio, plus a substantial driveway with parking for 8+ vehicles.

From the Kendal Bypass, head towards Milnthorpe and Levens, joining the A590 towards Newby Bridge. Continue along the A590 for approx. 3 miles where you will see a sign for Foulshaw, turn left here and continue straight along the lane for 2 miles, follow the lane around to the left, where you will find a stone labelled 'Middle Foulshaw'. Follow the lane to the right and the Crossapool is the first property on the left. For ease of navigation, using the postcode or what3words will guide you directly to the property.  
 WHAT3WORDS://infuses.interests.revealing

Council Tax band currently band F

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### ENTRY

7' 10" x 5' 11" (2.39m x 1.80m)

#### KITCHEN / LIVING / DINING AREA

21' 0" x 31' 10" (6.40m x 9.70m)

#### LIVING ROOM

17' 11" x 22' 7" (5.46m x 6.89m)

#### SUNROOM

15' 4" x 14' 11" (4.68m x 4.55m)

#### UTILITY ROOM

13' 5" x 5' 11" (4.10m x 1.80m)

#### WC

7' 1" x 5' 7" (2.16m x 1.70m)

#### BEDROOM

16' 1" x 13' 3" (4.90m x 4.05m)

#### HALLWAY

#### LANDING

13' 7" x 8' 4" (4.14m x 2.53m)

#### BEDROOM

14' 0" x 16' 4" (4.26m x 4.98m)

#### BATHROOM

10' 0" x 7' 7" (3.04m x 2.31m)

#### LANDING

12' 3" x 10' 7" (3.74m x 3.23m)

#### BEDROOM

10' 6" x 16' 3" (3.21m x 4.96m)

#### BEDROOM

11' 8" x 15' 4" (3.55m x 4.68m)

#### WARDROBE

5' 11" x 6' 11" (1.81m x 2.12m)

#### BATHROOM

11' 7" x 8' 8" (3.53m x 2.65m)



## SERVICES

Private water source, oil source heat pump, septic tank

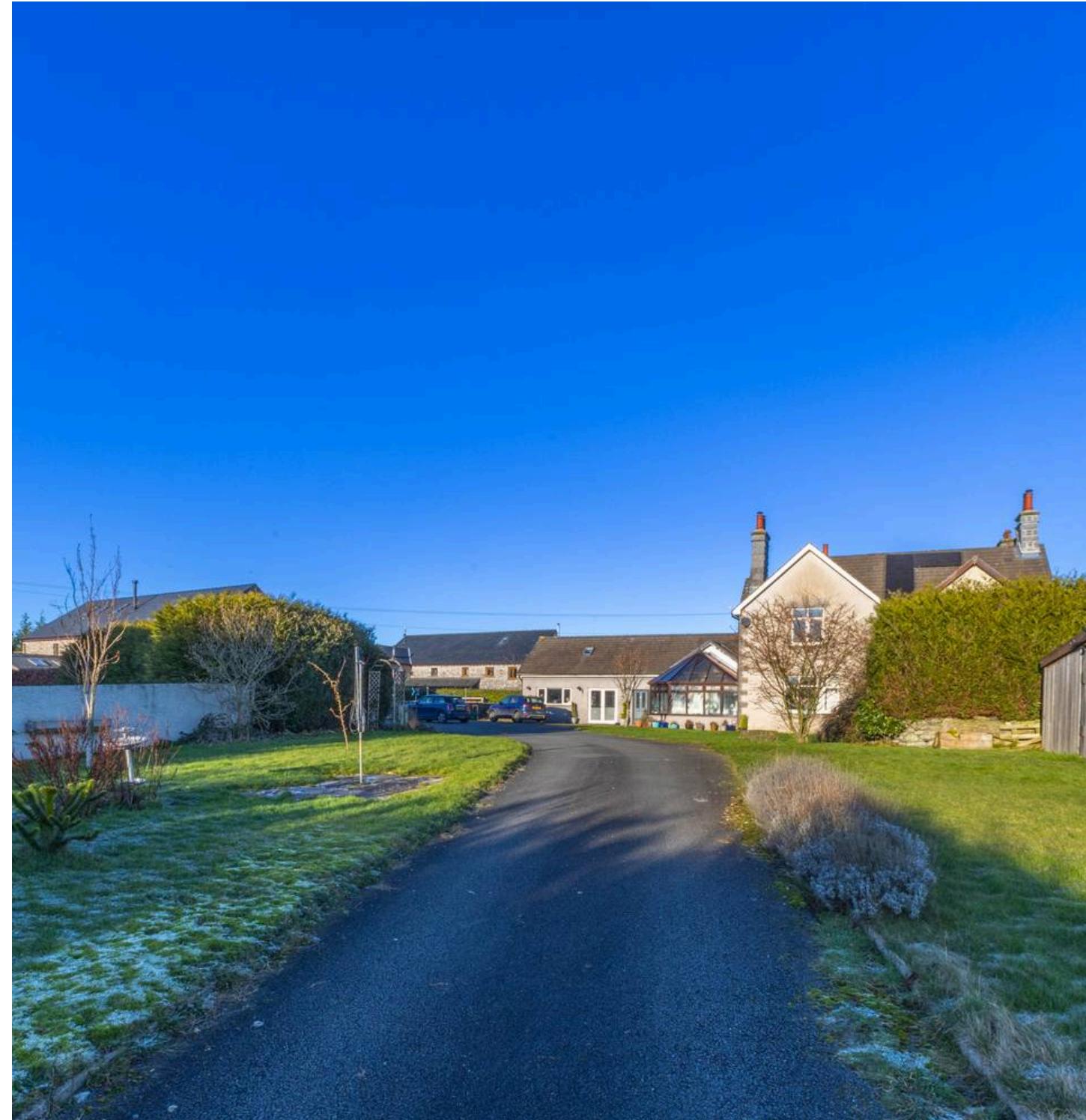
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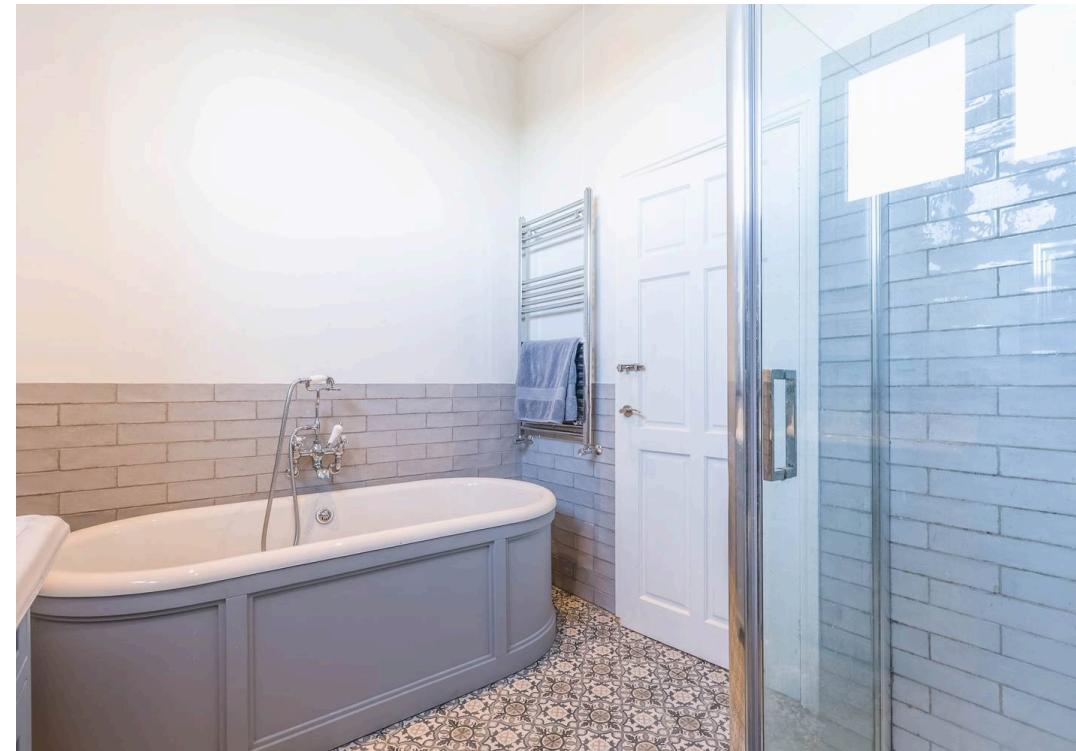
COUNCIL TAX BAND currently F

TENURE: FREEHOLD

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







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