



Levens

£295,000

2 Hill Top Cottages, Levens, Kendal, Cumbria , LA8 8PQ

Nestled in the sought-after village of Levens, this charming stone-built cottage enjoys uninterrupted views across the picturesque Lyth Valley. Full of character and charm, the property offers a cosy and versatile living space, ideal as a permanent home or a holiday retreat. With its unique layout and stunning outlook, this delightful cottage is not to be missed.

On entering, a practical porch provides boot and shoe storage before leading into a welcoming entrance hall, which grants access to the ground floor living spaces. The ground floor comprises two double bedrooms, a well-appointed house bathroom, a light-filled orangery and a versatile rear room currently used for storage-ideal for conversion into a utility room.

Quick Overview

- Charming stone-built cottage
- Two double bedrooms
- Views across the Lyth Valley
- Character features throughout
- Orangery with valley views
- Popular village location
- Patio and lawned rear garden
- Excellent transport links
- Private parking space
- Ultrafast broadband available



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Ultrafast
Broadband
Available



Off Road Parking
Space

Property Reference: K7217



Bedroom One



Bedroom Two



House Bathroom



Orangery

Bedroom One is a generous double with a dual aspect, offering stunning valley views. Bedroom Two is also a double, complete with built-in wardrobes. The house bathroom features fully tiled walls, a panelled bath with overhead electric shower and glass shower screen, pedestal wash hand basin, W/C and a mirrored alcove.

The lower ground floor orangery is a striking feature, boasting stone-flagged flooring, exposed stone walls, and panoramic views over the Lyth Valley, making it the perfect spot to relax. The rear garden extends from the orangery and includes a flagged patio area and a neatly maintained lawn.

Upstairs, the property offers a split-level, partially open living space. The mezzanine-style lounge enjoys a dual aspect, charming window seats, exposed beams and a feature stone surround with a recessed electric wood burner-style stove, creating a warm and inviting atmosphere. The dining kitchen, also dual-aspect, is fitted with wood-effect wall and base units, a Neff oven and grill, four-ring induction hob with concealed extractor, double circular sinks, space for an under-counter fridge/freezer and a small store cupboard housing the boiler.

With its combination of traditional character, versatile living accommodation and breathtaking valley views, this stone-built cottage represents a rare opportunity in the heart of Levens. The village itself offers convenient transport links, with easy access to Junction 36 of the M6, stunning surrounding Lakeland scenery, a well-regarded primary school, park, village shop and a popular local favourite pub. The historic market town of Kendal, with its wide range of shops, schools and amenities, lies just a short distance away, making this an ideal location for both permanent living and holiday use.

Accommodation with approximate dimensions:

Entrance Porch:

Ground Floor:

Bedroom One: 13' 10" x 9' 6" (4.22m x 2.90m)

Store Room/Utility: 6' 11" x 5' 6" (2.11m x 1.70m)

Orangery: 6' 7" x 14' 3" (2.02m x 4.36m)

House Bathroom:

Bedroom Two: 7' 4" x 9' 3" (2.25m x 2.84m)

First Floor:

Living Room: 14' 11" x 13' 3" (4.55m x 4.06m)

Dining Kitchen: 14' 0" x 12' 6" (4.27m x 3.82m)

Property Information

Parking: Private off road parking space opposite the cottage to the front

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D.

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

Viewings: Strictly by appointment only with Hackney & Leigh.

What3Words & Directions ///clapper.uppermost.greet

From the A590 enter the village from the south. At the Hare & Hounds pub turn left and follow the signs for P.V. Dobson's. Carry on along Low Lane for about half a mile, passing P.V. Dobson's and continuing up the hill. Continue until you have passed Hilltops on your right and 2 Hill Top Cottages is found on your left, a short distance past Apple Tree Cottage.

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Living Room



Rear Aspect



Dining Kitchen



Rear Garden



Floor 0

Approximate total area⁽¹⁾

80.7 m²

867 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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