

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



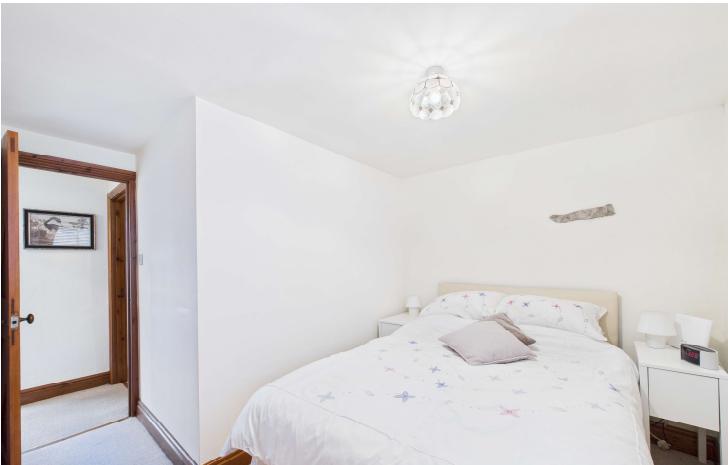
Ultrafast
Broadband
Available

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.

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).



Living Room



Rear Aspect



Dining Kitchen



Rear Garden



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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