



The Willows Dugg Hill, Heversham

£785,000





## The Willows Dugg Hill

### Heversham

An immaculately presented detached family home offering spacious and flexible accommodation, pleasantly situated within the highly desirable hamlet of Heversham. The property enjoys a peaceful residential setting while remaining conveniently placed for excellent road links to nearby villages, Kendal and the wider Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and junction 35 and 36 of the M6. The property is also close to a bus stop for the 555 route which operates on a daily basis, making it ideal for both family living and commuting. The accommodation is spacious and well laid out, offering a versatile arrangement suited to modern family living. The ground floor comprises a welcoming entrance hall leading to a light filled sitting room with French doors opening to the garden, alongside a separate dining room and a modern fitted kitchen which also benefits from direct garden access. Practical spaces include a dedicated office, utility room, drying room, cloakroom and WC together with an internal workshop and access to the double garage, providing excellent storage and functionality for day to day living.

To the first floor a central landing gives access to five well proportioned double bedrooms, one currently utilised as a study. The principal bedroom benefits from an en suite shower room while the remaining bedrooms are served by a contemporary family bathroom offering flexibility and convenience for larger households.



## OUTSIDE

Externally the property is complemented by beautifully landscaped gardens to both the front and rear, offering well kept lawns, established borders and inviting patio seating areas along with a charming summer house. A particularly attractive feature is the part ownership of a neighbouring field shared with two other properties, creating additional recreational space and a wonderful sense of openness. The home further benefits from a double garage, workshop and ample driveway parking.

This is a superb opportunity to acquire a stylish and substantial family home in a sought after location. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

- Immaculately presented, detached family home offering spacious, flexible accommodation
- Five double bedrooms one currently utilised as an study
- Light and airy sitting room with French doors opening into the garden
- Modern fitted kitchen open to dining room with French doors to the garden
- Family bathroom, en-suite shower room and downstairs cloakroom
- Downstairs office, utility room and drying room/tool store
- Beautiful landscaped gardens with summer house and part ownership of a neighbouring field
- Double garage, ample driveway parking and workshop
- Desirable location in the hamlet of Heversham with good road links
- Gas central heating and double glazing







## GROUND FLOOR

### PORCH

7' 3" x 4' 4" (2.21m x 1.32m)

### ENTRANCE HALL

25' 0" x 8' 2" (7.61m x 2.50m)

### CLOAKROOM

11' 2" x 7' 9" (3.41m x 2.36m)

### LOUNGE

20' 4" x 13' 4" (6.21m x 4.07m)

### OFFICE

12' 2" x 10' 11" (3.70m x 3.32m)

### KITCHEN DINER

28' 8" x 15' 10" (8.75m x 4.82m)

### UTILITY ROOM

14' 10" x 10' 4" (4.52m x 3.14m)

### WORKSHOP

12' 6" x 11' 1" (3.82m x 3.37m)

### STORE ROOM

14' 11" x 5' 10" (4.55m x 1.78m)

### DOWNSTAIRS TOILET

7' 6" x 3' 9" (2.29m x 1.15m)





## FIRST FLOOR

### LANDING

28' 3" x 21' 6" (8.60m x 6.56m)

### BEDROOM

21' 5" x 14' 8" (6.52m x 4.47m)

### EN-SUITE

9' 4" x 8' 5" (2.85m x 2.57m)

### BEDROOM/STUDY

12' 11" x 8' 3" (3.94m x 2.51m)

### BEDROOM

12' 6" x 11' 0" (3.82m x 3.36m)

### BEDROOM

11' 8" x 11' 1" (3.56m x 3.39m)

### BEDROOM

11' 3" x 11' 0" (3.42m x 3.36m)

### FAMILY BATHROOM

11' 10" x 5' 5" (3.61m x 1.65m)

### EPC RATING D

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### COUNCIL TAX: BAND G

### TENURE: FREEHOLD

### DIRECTIONS

From Levens Hall proceed south along the A6 towards Milnthorpe and take the second turning on the left signposted Heversham on to Princess Way. Take the first right turn on to Dugg Hill and The Willow is on the right hand side.

**WHAT3WORDS:** assets.lengthen.feelers



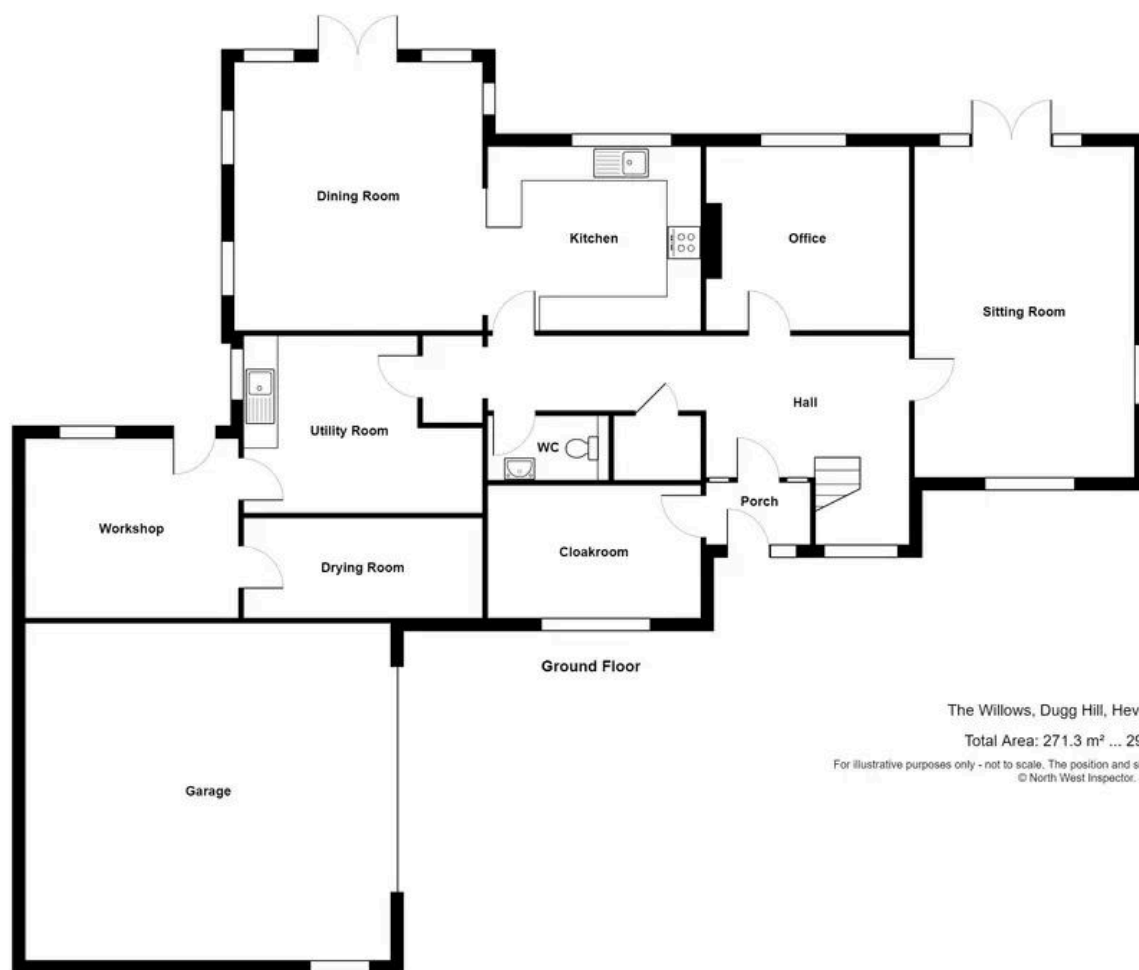












The Willows, Dugg Hill, Heversham

Total Area: 271.3 m<sup>2</sup> ... 2921 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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