



Levens





£450,000

Woodcroft House
1 Whitbarrow Grove
Levens
Kendal
Cumbria
LA8 8LT

Property Ref: K5956

A superb detached modern home with four double bedrooms, a family bathroom, two en-suite shower rooms and two generous reception rooms, a balcony and fitted breakfast kitchen. Being one of only five individual detached properties on a small select development in the popular village of Levens in an elevated position that takes full advantage of the fine views across the Lyth valley and beyond to the distant Lakeland fells.

The accommodation offers true flexibility for all age groups from families with teenagers, to the retired who can live at the upper level, with guests enjoying the privacy of the ground floor. The property stands in its own private enclosed grounds and includes well laid out gardens, together with a large car port, summerhouse and plenty of parking.

4  3  2  D 



Living/Dining Room



Living/Dining Room



Living/Dining Room

Description: Built by local award winning builders Russell Armer Homes and owned from new by the vendors this large detached property offers the new owners a spacious flexible home for all the family to enjoy. The living space is laid out over two floors with the principle living rooms being at first floor level in order to take advantage of the fine views. On the ground floor is the entrance hall, three bedrooms one with an en-suite shower room and the house bathroom all of which are complemented by the excellent garden room, fitted breakfast kitchen and the large living/dining room that opens onto the balcony as does the master bedroom with en-suite on the first floor. Outside are well tended gardens, plenty of parking including a large car port and a summerhouse that doubles up as a utility room. The next step is an appointment to view.

Location: Levens Village is located on the edge of South Lakeland on the fringe of the Lake District National Park and offers easy access to the M6 motorway and road networks, it enjoys a thriving community and still boasts a traditional village store, part time post office, fine church, inn, village hall and Primary School, and has both easy access to the market towns of Kendal and Milnthorpe.

Levens Village can be approached from either the A6 or A590. From the A590 on entering the village from the south, at the Hare & Hounds turn left following the signs for P.V. Dobsons. Carry along Low Lane for about half a mile, passing P.V. Dobsons and continuing up the hill. The entrance to Whitbarrow Grove is then found on your right, follow the drive up and the property is then found in the far left hand corner.



Garden Room

Accommodation with approximate dimensions:

Ground Floor

Sheltered Canopy to front entrance with outside light and with aspect over the garden and across the Lyth Valley.

Entrance Hall warm and welcoming with attractive pine staircase to the upper floor. Deep understairs cupboard, radiator, coving and ceiling rose.

Study 5' 7" x 5' 11" (1.7m x 1.8m) overlooking the front garden with distant views beyond. UPVC double glazed window, radiator and coving to ceiling.

Sitting Room/Bedroom 2 14' 2" x 10' 5" (4.32m x 3.18m) a splendid room ideal for a teenager, granny/grandpa or for when the visitors arrive. Double glazed French doors open onto a covered sitting area that overlooks the garden and with views across the Lyth valley, UPVC double glazed side window. Coving to ceiling, radiator and TV aerial point.

En-Suite Shower Room with panelled ceiling, tiled floor and complementary part tiled walls. A three piece suite comprises; large glazed cubicle with power shower, wash hand basin and WC. Heated towel radiator and extractor fan.

Deep Boiler Cupboard with Worcester-Bosch boiler, tiled floor and light.



Breakfast Kitchen



Dining Area



Breakfast Kitchen



Bedroom 3

Bedroom 3 (front) 11' 10" x 8' 11" (3.61m x 2.72m) a dual aspect room with views across to Whitbarrow Scar, UPVC double glazed windows to the front and side gardens. Coving to ceiling, radiator.

Bedroom 4 (rear) 11' 7" x 11' 3" (3.53m x 3.43m) again with two UPVC double glazed windows to the rear and side gardens. Radiator and coving to ceiling.

House Bathroom with fitted furniture and complementary part tiled walls. A three piece suite comprises; double ended bath with central mixer tap and shower attachment, wash hand basin and WC. UPVC double glazed window, extractor fan, down lights and vertical towel radiator.

Utility Room with UPVC double glazed window, single drainer stainless steel sink and plumbing for washing machine. Radiator and cloaks hanging. Deep airing cupboard with pressurised hot water system and shelving for linen.

First Floor

Half Landing UPVC double glazed window and part glazed door to:

Garden Room 13' 0" x 8' 7" (3.96m x 2.62m) a great addition to the house, being a room for all year round use with UPVC double glazed windows with leaded lights and double doors opening to the garden. Laminate flooring, panelled ceiling, radiator and electric panel heater. TV aerial point.



En-suite shower room

For a Viewing Call 01539 729711



Master Bedroom with en-suite room

Galleried Landing with coving to ceiling, access to loft space. Glazed double doors to living/dining room.

Cloakroom complementary part tiled walls, radiator and UPVC double glazed window. Pedestal wash hand basin and WC.

Living/Dining Room 17' 3" x 10' 7" (5.26m x 3.23m) a delightful room with three UPVC double glazed windows and one full height wrap round window enjoying views across to Whitabrow Scar and the distant Lakeland fells to the north. Attractive timber fire place with tiled inset and hearth and living flame gas fire. Coving to ceiling and two ceiling roses, two radiators, laminate flooring and TV aerial point. Part glazed door to: Covered Decked Balcony with outside light, and ideal place to sit and enjoy the afternoon and last of the evening sun with its stunning sunsets.

Breakfast Kitchen 18' 0" x 9' 10" (5.49m x 3m) overlooking the rear garden with two UPVC double glazed windows. Fitted with an extensive range of wall and base units incorporating concealed lighting, glazed display cabinet, drawer fitments, wine rack and useful pantry cupboards. Attractive granite worksurfaces with inset stainless steel bowl and half sinks, part tiled walls. Plumbing for dishwasher, five ringgas hob with cooker hood and extractor over, built in double oven and microwave. Radiator, TV aerial and down lights.

Master Bedroom 14' 2" x 10' 5" (4.32m x 3.18m) a delightful room with UPVC double glazed French doors opening onto a covered balcony that overlooks the garden and the distant views beyond. UPVC double glazed window to the side. Laminate flooring, coving to ceiling, radiator.



Bedroom 4



En-suite to bedroom 2



Sitting Room/Bedroom 2 with En-suite



Bathroom

En-Suite Shower Room with complementary part tiled walls, UPVC double glazed window. A three piece suite comprises; shower cubicle with Trevi shower, pedestal wash hand basin and WC, Extractor fan, down light and vertical towel radiator.

Outside: Double Car Port - 16' 5" x 14' 6" (5m x 4.42m)
The Summerhouse - 13' 7" x 9' 3" (4.14m x 2.82m) being insulated with panelled ceiling, power and light. Three windows and double doors. Fitted cupboards and space for tumble dryer and freezer.

Garden and Grounds To the front is a gated gravelled driveway providing ample off road parking and turning with side access to the rear garden. The front garden is enclosed with a well tended lawn and mature trees.

The rear garden again enclosed with gently sloping lawn, well stocked rockeries and a paved pathway leading up to a paved patio which takes full advantage of the fine views as far as the eye can see. Summerhouse and lean to garden store.

Note: Some of the trees in the front garden are subject to tree preservation orders.

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

Council Tax: South Lakeland District Council - Band G

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office.

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



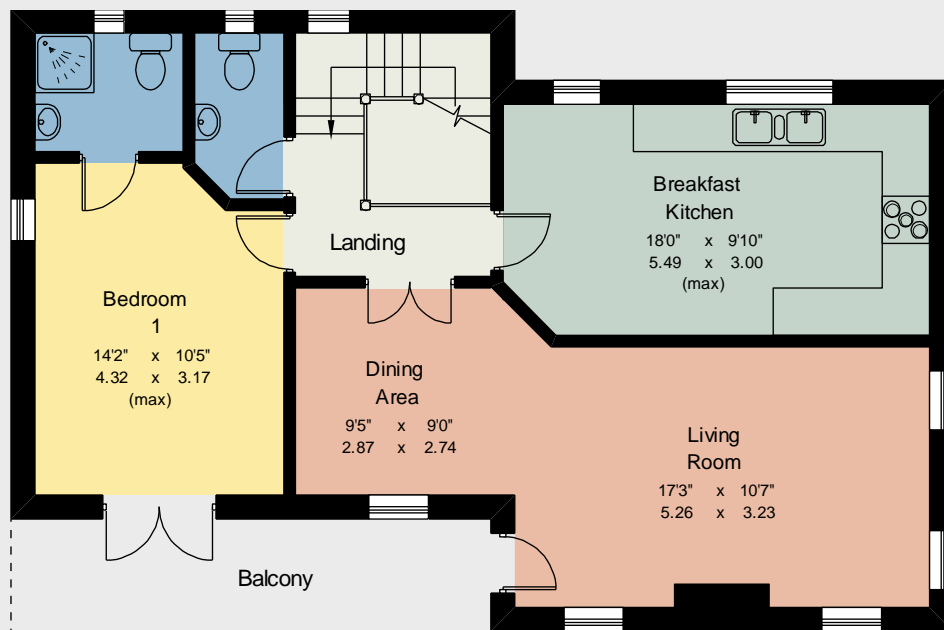
Front Garden



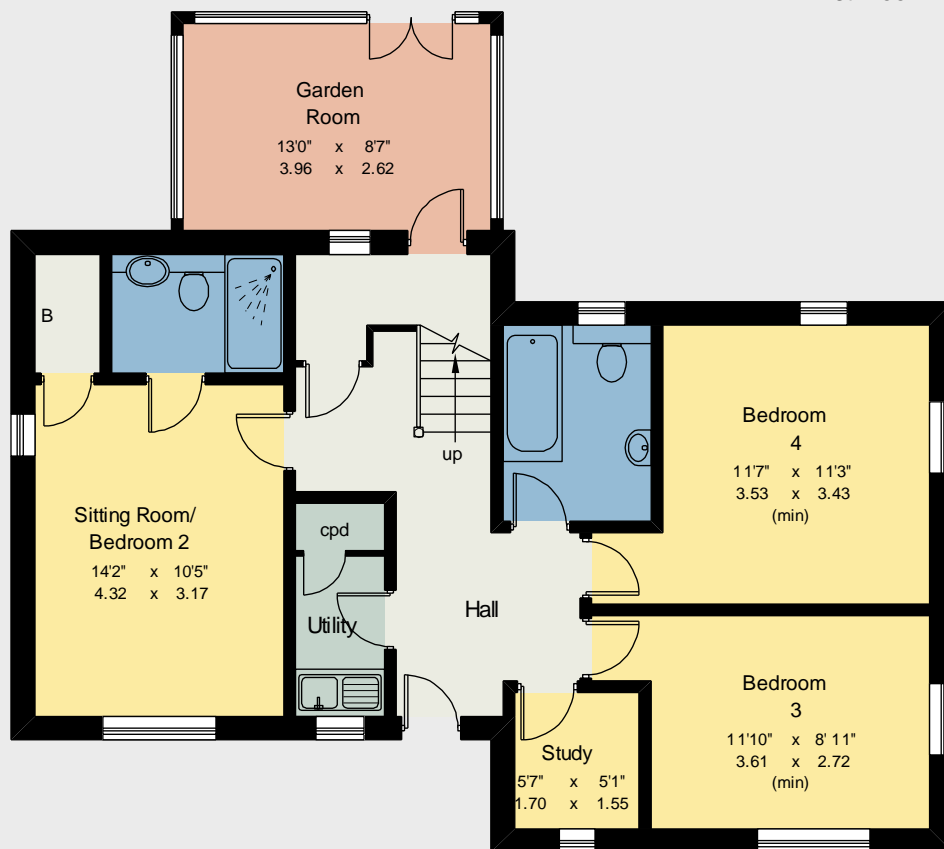
2017 Ordnance Survey



Rear elevation and views



First Floor



Ground Floor

Approx Gross Floor Area = 1654 Sq. Feet
= 153.33 Sq. Metres

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.