



Levens

£145,000

2 Gilpin House
Levens
Kendal
Cumbria
LA8 8EP

A traditional two bedroom cottage situated in the outskirts of the village of Levens overlooking the beautiful Lyth Valley on the fringe of the Lake District National Park. Situated on the roadside adjoining the Gilpin Bridge Inn, the cottage is now ready for the new owners to undertake some work of improvements in order to create a home to suit their own tastes.

The location is convenient for the A590, with the popular market town of Kendal being a 15 minute drive away and approximately 15 minutes to the M6 motorway junction 36. An ideal starter home or for those seeking a bolt hole in the Lake District. No upward chain and early possession

Property Ref: K6041





Living Room



Bedroom 1



Bedroom 2

Description & Location: A traditional stone and slate mid terraced cottage now in need of some works of improvements enjoys a convenient location on the fringe of the popular village of Levens at Gilpin Bridge. The living space is compact and easy to manage with a living/dining room, kitchen and bathroom on the ground floor and two bedrooms on the first floor. Located to the rear of the cottage is a private garden.

Travelling along the dual carrageway on the A590 towards Lindale, continue past the village of Levens and take the right hand turn signed Bowness-on-Windermere by the Gilpin Bridge Inn. The cottage is then found on your left in row of properties attached to the Inn.

Accommodation with approximate dimensions:

Ground Floor

Living Room 20' 1" x 10' 5" (6.12m x 3.18m) with UPVC double glazed door and window with deep panelled sill. Stone fireplace with flagged hearth and open fire, exposed timbers and part panelled wall to dado height. Two wall light points and electric storage heater.

Kitchen 11' 5" x 6' 8 max" (3.48m x 2.03m) three double glazed windows and part glazed stable door to rear garden. Fitted wall and base units with work surfaces and inset bowl and half sink, part tiled walls and tiled floor. Electric storage heater.

For a Viewing Call 01539 729711



Kitchen

Bathroom tiled floor and part tiled walls, window to the rear. A three piece suite comprises; panel bath with Triton shower over, pedestal wash hand basin and WC. Electric storage heater.

First Floor High level UPVC double glazed window above the staircase.

Bedroom 1 (front) 10' 7" x 10' 3" (3.23m x 3.12m) UPVC double glazed window, electric storage heater and shelved alcove.

Bedroom 2 9' 6" x 7' 7" (2.9m x 2.31m) enjoying an aspect over the rear garden and beyond to the Lyth Valley. UPVC double glazed window, access to loft space.

Outside: To the rear is a lawned garden with paved area and two sheds in need of attention. The adjoining cottage has a right of access across the garden.

Services: mains electricity, mains water. Shared septic tank.

Council Tax: South Lakeland District Council - Band B

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh - Kendal Office

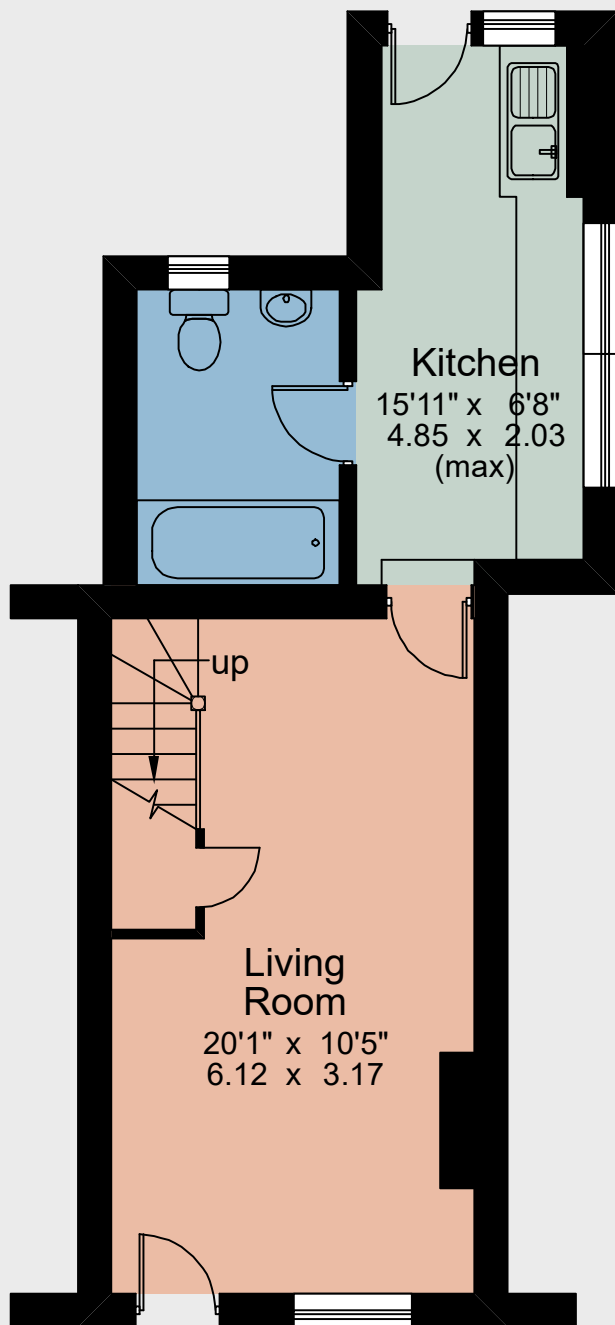
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our



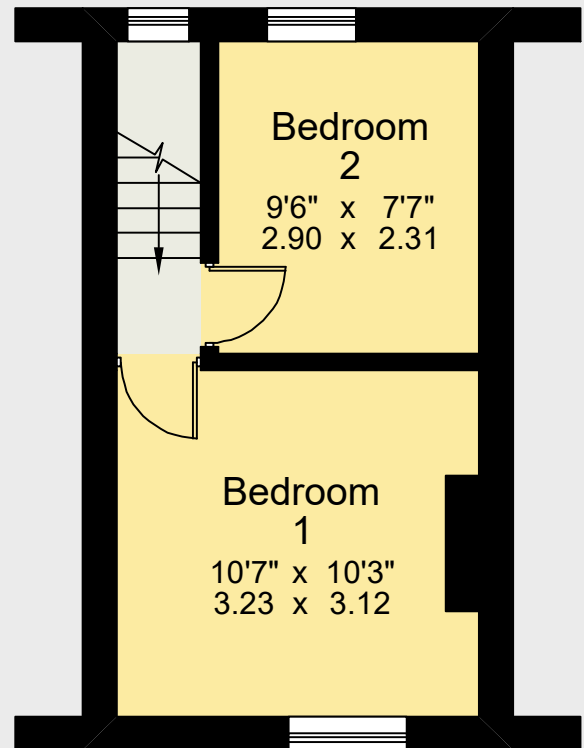
Living Room



Bathroom



Ground Floor



First Floor

Approx Gross Floor Area = 599 Sq. Feet
= 55.52 Sq. Metres

For illustrative purposes only. Not to scale.

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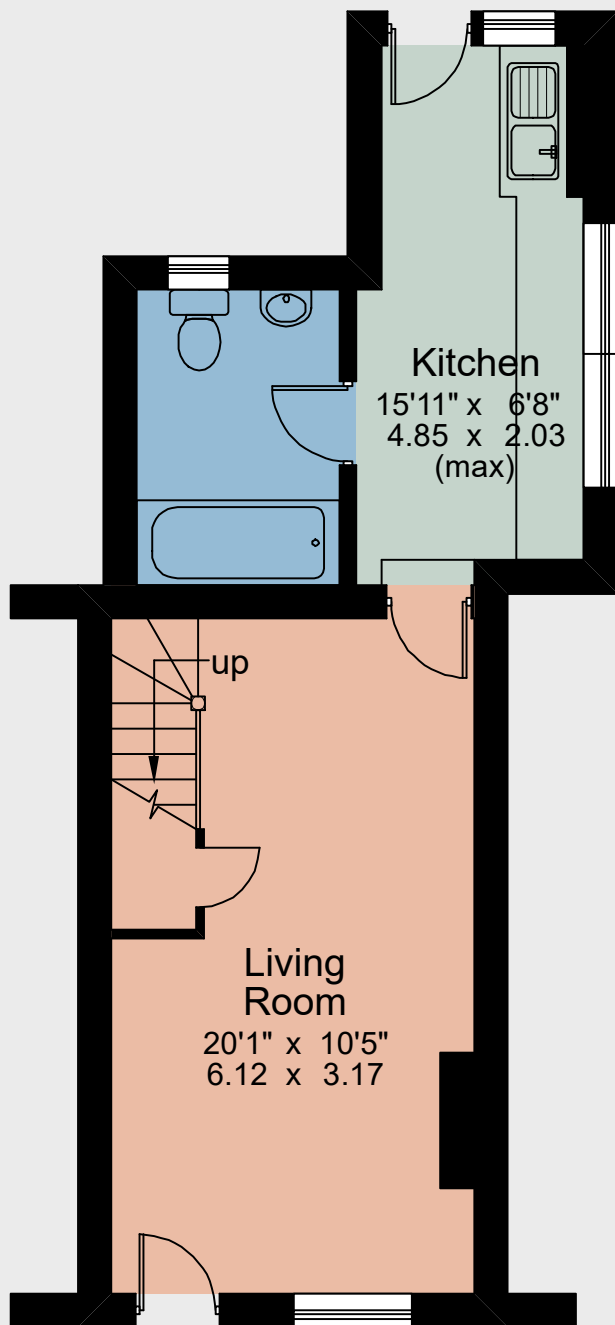
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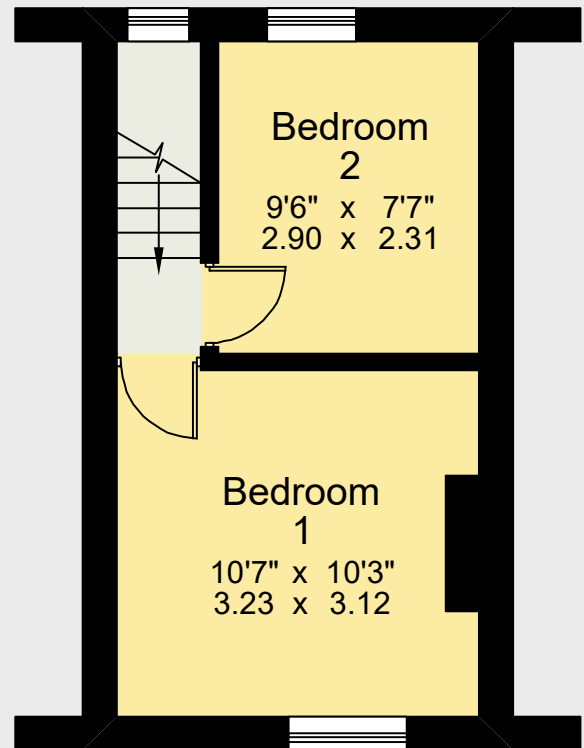
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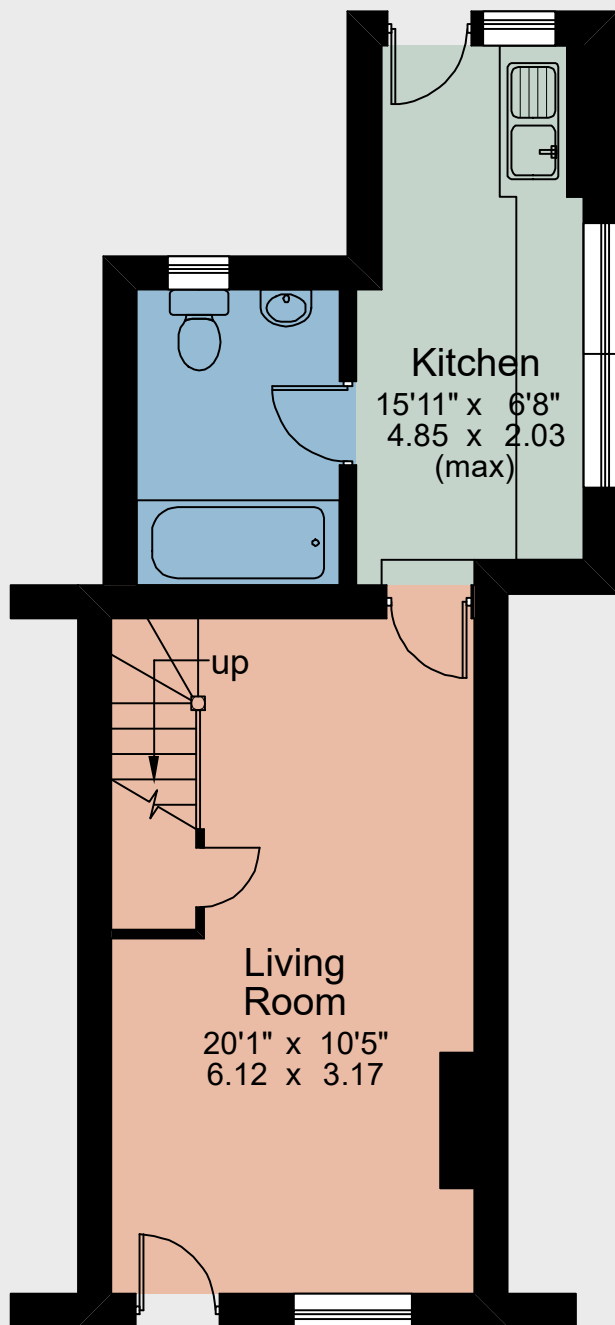
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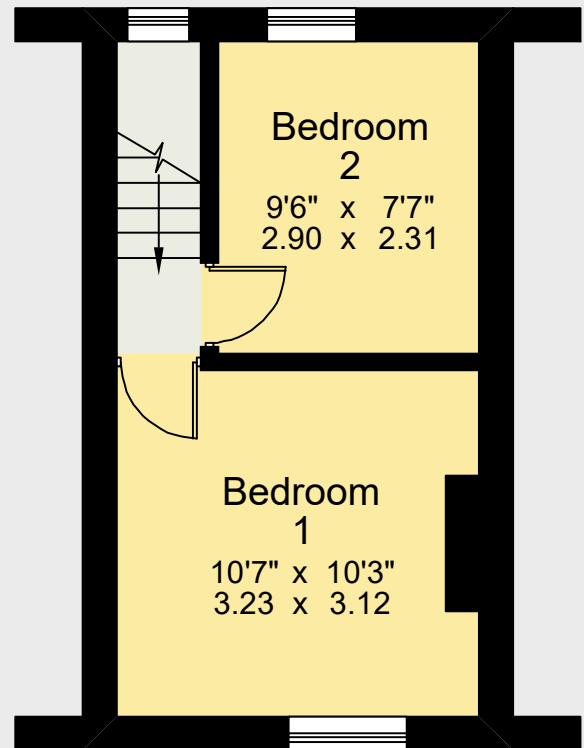
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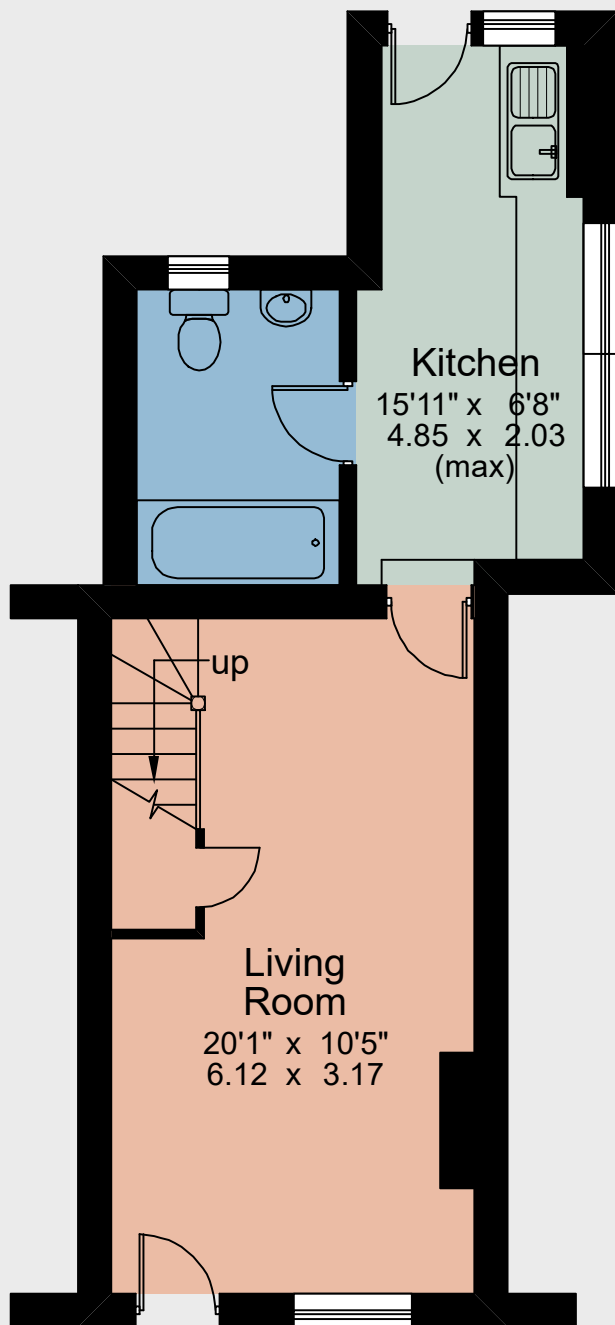
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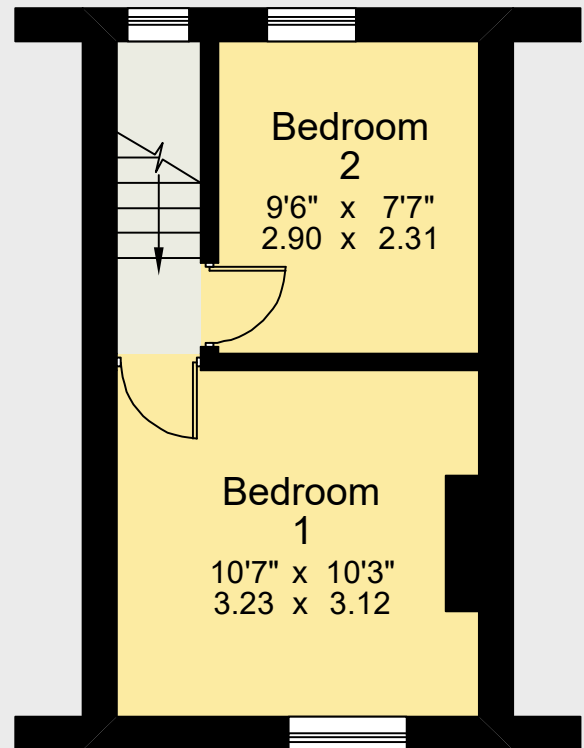
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