



Owlet Hall, Levens
Asking Price £600,000

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Thomson Hayton Winkley



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An interesting detached house facing South/South West catching sun all day with lovely views. Situated in the South Lakeland village of Levens. Having a conservatory, dining kitchen, lounge, three bedrooms and shower room. Cloakroom, utility room, bathroom, walk in shower and home office/sitting room. Workshop, Garage and Gardens.







OWLET HALL

A fabulous detached house circa 1880 with far reaching views. Tucked away within Levens village with its thriving community, a village store, part time Post Office, Pub and well established Primary School. The village is on a bus route and has excellent and quick links to M6 for easy commute.

The original house comprises of conservatory, dining kitchen, lounge, three bedrooms and shower room. Annex has separate entrance hall, cloak cupboard, utility room, bathroom, walk in shower, home study/sitting room. This appealing property benefits from double glazing to the most part, gas central heating throughout and has B4RN superfast broadband.

The versatile accommodation will be suited to a wide range of buyers with the potential to create a separate suite/annex and also for those requiring office space to work from home.

Outside offers delightful landscaped gardens and grounds, a workshop and a detached garage and parking.

ORIGINAL HOUSE

CONSERVATORY

15' 10" x 5' 10" (4.85m x 1.80m)

Double glazed doors and windows, UPVC roof, fitted wall cupboard and tiled floor.

DINING KITCHEN

20' 6" max x 15' 9" max (6.26m x 4.81m)

KITCHEN

15' 9" x 8' 5" (4.81m x 2.57m)

Double glazed window, single glazed window with working shutters, radiator, good range of bespoke base and wall units, fitted plate racks, Belfast sink, combination of granite and solid wood worktops, freestanding range cooker with five gas burner and tiled splashback, breakfast bar, built in pantry cupboard, cupboard housing fridge and dishwasher, tiled flooring, access to annex.

DINING ROOM

15' 9" max x 12' 1" max (4.81m x 3.70m)

Feature door to conservatory, double glazed window to conservatory, radiator, built in side cupboards, wall lights.

LOUNGE

21' 3" max x 10' 9" max (6.50m x 3.30m)

Double glazed window, radiator, wood burning stove in feature fire place, built in cupboards, exposed beams, wall lights.

FIRST FLOOR

LANDING

16' 4"max x 5' 4" max (4.98m x 1.64m)

Two single glazed windows with working shutters, radiator, two loft hatches, exposed beams, wall lights.

BEDROOM

14' 2" x 10' 11" (4.34m x 3.34m)

Two double glazed windows with far reaching views, radiator, loft access, wall light.

BEDROOM

12' 2" x 10' 1" (3.73m x 3.09m)

Double glazed window with far reaching views, radiator.

BEDROOM

8' 3" x 7' 0" (2.53m x 2.15m)

Double glazed window with far reaching views, radiator.

SHOWER ROOM

7' 0" max x 6' 11" max (2.15m x 2.13m) Double glazed window, radiator, three piece suit in white comprises W.C., wash hand basin and fully tiled shower enclosure with electric shower, built in airing cupboard housing hot water cylinder, fitted mirror, fitted glass shelf, partial tiling to walls.





ANNEX

ENTRANCE HALL

16' 6" max x 6' 9" max (5.05m x 2.06m)

Double glazed door with adjacent double glazed window, double glazed Velux window, radiator, built in cloaks cupboard, built in double storage cupboard, exposed beam, loft hatch, wall lights, fitted mirrors, tiled flooring, access to kitchen.

UTILITY ROOM

9' 1" x 8' 1" (2.78m x 2.48m)

Double glazed window, fitted base units and worktop, stainless steel sink, gas central heating boiler, plumbing for washing machine, space for tumble dryer and freezer, extractor fan, tiled flooring.

BATHROOM

11' 7" max x 5' 7" max (3.55m x 1.75m)

Double glazed window, radiator, four piece suite comprises W.C., wash hand basin, bath, and fully tiled walk in shower housing electric shower, fitted mirror with glass shelf, wall light, tiling to walls and floor.



CLOAKROOM

4' 9" x 3' 6" (1.46m x 1.09m)

Two piece suite in white comprises W.C. and wash hand basin with tiled splash back, extractor fan, tiled flooring.

HOME OFFICE/SITTING ROOM

15' 11" max x 13' 10" max (4.87m x 4.24m)

Full length double glazed corner window, radiator with decorative cover, built in cupboards and shelving, exposed beams, recessed spotlights, laminate wood flooring.

Potential fourth bedroom.

WORKSHOP

14' 1" max x 9' 10" max (4.31m x 3.00m)

Timber door, three single glazed windows, light and power, fuel store, fitted shelving.

GARAGE

17' 5" x 9' 11" (5.33m x 3.03m)

Up and over door, pedestrian door, single glazed window, light and power, overhead storage.



OUTSIDE

The delightful landscaped gardens get the sun throughout the day and include a paved seating area which takes advantage of the far reaching views through the arched hedge. The lawn is bordered with herbaceous beds and box hedges. The kitchen garden, laid to gravel has three raised veg plots, a greenhouse, established fruit trees, a shaded seating area, a pond and ornamental shrubs. There is a detached garage and parking.

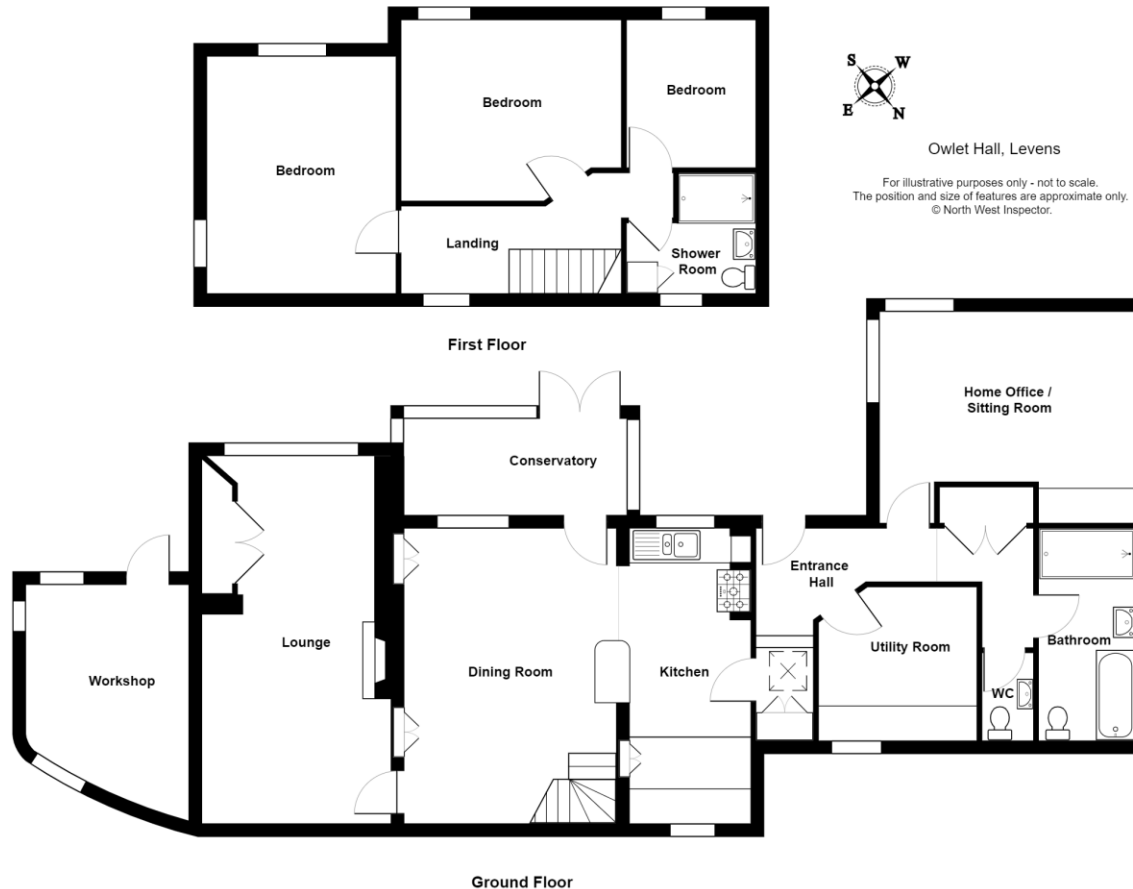
SERVICES

Mains electricity, mains gas, mains water, mains drainage, B4RN Superfast Broadband.

COUNCIL TAX BANDING

Currently Band E as shown on the Valuation Office website.





Owlet Hall, Levens

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the bypass on the A590 take the 2nd turning into Levens village signposted Hare and Hounds. At the fork by the pub take the right hand road (Church Road) and proceed until you see the grass triangle with a bench on the right. Turn right here and ahead you will see the green garage door belonging to Owlet Hall with gated access immediately afterwards on the left.

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Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

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