



## Levens

**£290,000**

1 Charley Hill Cottages  
Church Road  
Levens  
Kendal  
Cumbria  
LA8 8PP

A delightful architect designed semi-detached cottage that offers a most attractive village home with simply superb views across the Lyth Valley to the Lakeland fells. The layout has two double bedrooms and a bathroom at first floor level and a living room room with wood burning stove, study/bedroom 3 and a fitted breakfast kitchen and cloakroom on the ground floor. A home that offers warmth and character along with an easy to manage garden, large detached garage and parking for two cars.

The popular village of Levens is situated on the fringe of the Lake District National Park and boasts a pub with good food and a village store whilst the bustling market town of Kendal with its independent shops, bars, restaurants is just six miles away. The property is easily accessible from the M6, yet the quiet peaceful position on the edge of the village makes this pretty modern cottage an ideal permanent home or for those seeking a second home for holiday enjoyment.

Property Ref: K6312







Living Room

**Description:** This modern semi detached cottage is situated in the popular village of Levens on the fringe of the Lake District National Park. Built by local builders in 2008 the property enjoys beamed ceilings and a timber staircase and a westerly aspect that needs to be viewed to be appreciated. The spacious and well planned accommodation offers a flexible layout with on the ground floor; a splendid living room with wood burning stove, an excellent fitted and equipped kitchen, study/bedroom three and cloakroom. To the first floor; are two good bedrooms, the master with fitted wardrobes and the house bathroom. Completing the picture are easy to manage gardens, a stone and slate detached garage and parking for two cars. An early appointment to view is highly recommended.

**Location:** The popular South Lakeland Village of Levens enjoys a thriving community with local shop and post office, school, churches and public house and is within easy access to the Market Town of Kendal and nearby Milnthorpe.

The cottage can be found by entering the Village at the southerly end from the A590. Bare right at the Hare and Hounds onto Church Road, proceed up the hill and Charley Hill Cottages are then on your right. Turn into the drive, park in front of the garage.

**Accommodation with approximate dimensions:**

#### Ground Floor

**Entrance Porch** with part glazed door with etched panes, radiator and attractive polished wood flooring. Glazed panel door and side screen to hall.

Cloakroom - a two piece suite comprises; wash hand basin and WC.

Double glazed window, extractor fan, radiator and polished wood flooring.

**Hallway** warm and welcoming with polished wood floor, beamed ceiling and attractive timber staircase to first floor. Double glazed window, down lights and radiator. Deep store cupboard with plumbing for washing machine and space for tumbler dryer. Under stairs cupboard and useful cloaks cupboard.

**Splendid Living/Dining Room** 18' x 14' 7" (5.49m x 4.44m) having glazed double doors to patio and garden, double glazed side window. Attractive open fireplace with slate lintel and hearth and wood burning stove. Beamed ceiling, down lights and two radiators.

**Bedroom 4/Study** 8' 8" x 7' (2.64m x 2.13m) overlooking the rear garden, double glazed window and radiator.

**Breakfast Kitchen** 11' 4" x 9' (3.45m x 2.74m) enjoying the most splendid open views across the Lyth Valley to the Lakeland fells beyond. Fitted with an attractive range of solid Oak wall and base units with complementary working surfaces and co-ordinating part tiled walls. Inset bowl and half stainless steel Franke sink with mixer tap. Built in double oven and four ring gas hob with cooker hood and extractor over, integrated fridge, freezer and dishwasher. Polished wood floor, double glazed window, radiator and beamed ceiling with down lights.

#### First Floor

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Breakfast Kitchen

**Landing** with double glazed window and open aspect. Over stairs shelved linen cupboard with Vaillant gas fired boiler.

**Bedroom 1 (rear)** 18 max' x 14' 7" (5.49m x 4.44m) with open aspect, radiator and double glazed window. Attractive fitted wardrobes, down lights.

**Bedroom 2 (front)** 11' 1" x 9' (3.38m x 2.74m) again with splendid valley views across to Whitbarrow Scar and the distant fells beyond. Radiator, down lights and double glazed window.

**Bathroom** having complementary tiled walls and attractive flooring. A three piece suite in white comprises; panel bath with shower over and glazed screen, wash hand basin and WC. Fitted furniture, chrome vertical towel radiator, extractor fan and Velux roof light.

**Outside:**

**Detached Garage** 18' 10" x 11' 1" (5.74m x 3.38m) with slated roof, double timber doors, side door and window. Power and light.

The property has the benefit of private parking for two cars and easy to manage landscaped gardens with lawns, patio and planted beds.

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

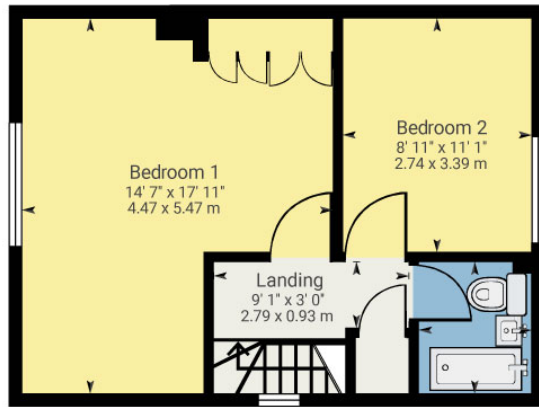
**Council Tax:** South Lakeland District Council - Band D

**Tenure:** Freehold

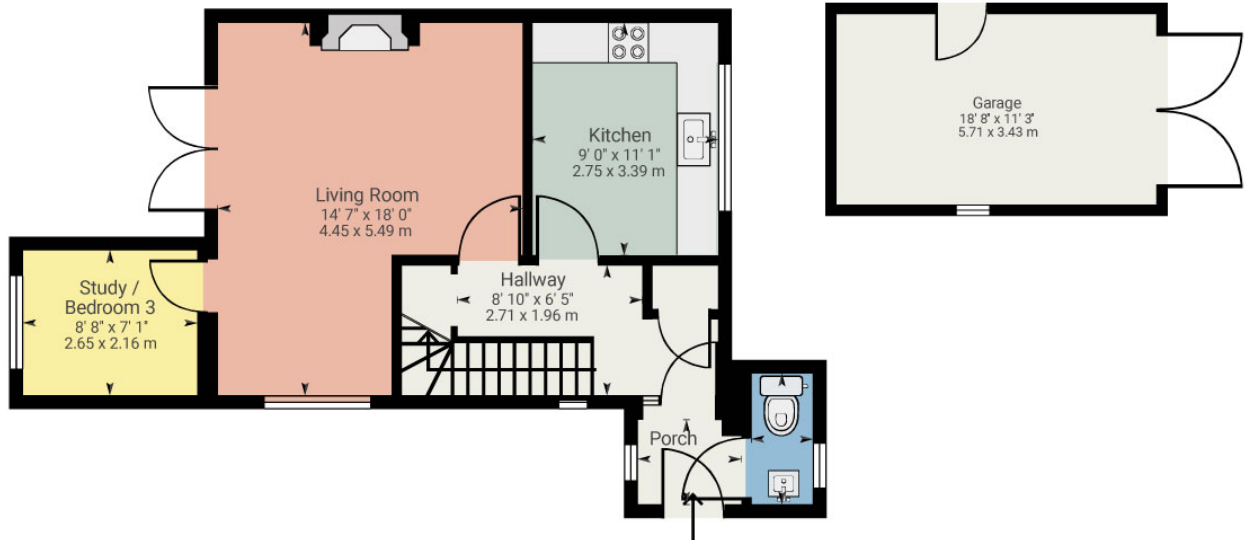
**Viewing** Strictly by appointment with Hackney & Leigh - Kendal Office

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

### 1st Floor



### Ground Floor



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners...

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