



Underwood

Leasgill



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## Underwood Leasgill

Freehold £825,000

This charming stone-built Edwardian property is a detached residence located in the tranquil village of Leasgill and offers a perfect blend of historical charm alongside modern comforts. Set against the backdrop of breathtaking views and open countryside this really is something special. Internally the property has been maintained to the highest standards with generous, versatile living accommodation throughout with beautiful original features that have been well maintained and restored to include cornicing, panelled doors and door furniture and tiled floors. Highlights of the home include the bespoke, oak, hand-made kitchen, the generous living room with log burning stove and dual aspect views to the gardens and the wonderful garden room boasting space for dining, relaxing and more! The exterior of the property boasts well-maintained landscaped gardens, a large driveway, a detached garage and various outbuildings all set within a picturesque setting and thoughtfully designed to provide both beauty and functionality. Mature borders and wonderful stone walls surround the rear garden with a central stream water feature and a greenhouse offering a dedicated space for gardening enthusiasts. The quaint village of Leasgill is situated 2 miles from Milnthorpe boasting an hourly bus service and both the M6 motorway and Oxenholme train station can be reached within a 10 minute drive. In the neighbouring village of Heversham there is an 8th century church, various sports facilities available, numerous walks to enjoy, including Heversham Head, and there is a regular 'pop up' pub that frequents the Athenaeum which is also a venue for play groups, fitness classes, talks and can also be privately hired out for parties and functions. The wonderful Levens Hall (dating back to 1250) is only a short walk from the house and offers the beautiful, world famous topiary gardens, the historic house to explore as well as an impressive restaurant.





## GROUND FLOOR

### Sun porch

A wonderful entrance into the home and offering a taste of things to come! Walls of windows and the glazed roof capture views over the beautiful front gardens and allow a plethora of natural light through. This is the perfect space with a tiled floor to remove boots, shoes and coats before entering the main accommodation.

### Living room

A spacious yet cosy formal living room boasting a feature log burner within a sandstone surround to add warmth on cold winter nights. Dual aspect views are afforded through the large windows with deep sills. The rear wall is adorned with fitted shelving perfect for storing books and ornaments.

### Kitchen

Offering an abundance of bespoke oak base and wall units complemented by a separate dresser unit, wine rack and display cabinets and boasting quartz work surfaces. Integrated appliances include a waist height oven with a warming drawer below, a dishwasher, fridge and within the alcove is the Aga boasting an AIMs system allowing you to choose when to have it on or off, perfect for when you go on holiday. There is a range of clever storage solutions including a hand-made herb rack. Views through the window frame the rear garden and a door leads into the sun room. There is space centrally to accommodate a dining table to easily seat four.

### Dining room

With front facing views over the garden, this grand dining room is full of natural light and the deep sill offers space to sit, relax and gaze outside. The wonderful and original decorative open fireplace is encompassed by contrasting dark tiles and an impressive, white wooden surround and mantle. There is space here for a formal dining table to seat eight for meals and entertaining.

### Garden room

Accessed from the garden and also from the kitchen and utility room. This is a fantastic addition to the home, absolutely flooded with natural light and offering a versatile space for dining, relaxing and nurturing plants that can be used all year round! The tiled floor flows throughout and the glazed windows and roof ensure that natural light can be enjoyed all day long.

### Utility room

Accessed via the garden room, this well equipped utility room provides an abundance of storage space with room for an American style fridge/freezer. There is a sink present and space for a washing machine ensuring the kitchen is clutter and utility free. The Velux window and glazed door with stained glass detailing allow natural light to illuminate the room.

### Cloakroom

A must have for all homes, this ground floor cloakroom consists of a concealed cistern W.C, a wall mounted hand basin with a built-in storage cupboard and a window allowing natural light in. Half wood panelling adorns the walls, there is a heated towel rail and space to hang coats and hats, etc.

## FIRST FLOOR

### Bedroom 1

A superb bright and spacious double bedroom offering front facing views over the gardens and incorporating a quaint window seat to take advantage of the views. Fitted wardrobes adorn one wall and offer an abundance of space for storage.

### En-suite

A modern and fresh en-suite consisting of a mains fed shower cubicle with a rainfall head, a W.C and a hand basin within a vanity unit. The walls are tiled in a textured white tile with aqua-boarding within the shower and a

tall heated towel rail. There is a deep alcove behind the W.C perfect for displaying and storing toiletries.

### Bedroom 2

A bright double bedroom with front facing views and benefitting from a built-in cupboard and shelving unit.

### Bedroom 3

Located centrally and offering front facing views, this double bedroom is full of natural light.

### Bedroom 4

A double bedroom, currently used as an office, with rear facing views over the gardens.

### Bathroom

A wonderful four piece bathroom offering a bath, shower cubicle with mains fed shower and a rainfall head, a W.C and hand basin. The floor is fully tiled with contrasting white walls and navy wooden panelling. There is a radiator / towel rail and natural light floods through the deep silled window.

### Externally

Leading up to the head of the private driveway, curved traditional stone walls entice you into the driveway where it is possible to accommodate four vehicles with a further gravelled section to the side for parking and a turning circle. The driveway leads up the side of the house and to the detached garage. A raised formal lawn stands proudly in front of the home (clad with a wonderful and aged Wisteria) and is surrounded by mature trees and shrubs, to include a specimen Acer and Magnolia, and providing a picturesque view to behold from all front facing windows. Tiered flower beds rise up to meet the property and are thoughtfully planted to create colour and interest all year round. There are various areas to sit out at the front to enjoy the sun and to appreciate the peace and quiet of the surrounding area. The gardens border open fields and countryside ensuring there is a wealth of wildlife present. The rear garden is private and secure and boasts a central lawn with various beds thoughtfully planted up with paths leading around the edge and up to the end of the garden where there is a raised patio with elevated views to the fields and housing the greenhouse. The garden is shielded by the lovely stone walls creating a very private and sheltered place to spend time. There is a spacious garage and also a versatile stone outbuilding, presently housing a potting shed, log/coal store and WC.

### Garage

A generous garage benefitting from an electric up and over door and two double glazed windows.

### Outbuildings

Potting shed - Complete with electric, a double glazed window to allow natural light in and there is a handy sink present.

Log store - An additional dry space to store coal, wood and logs with access from the road enabling wood to be delivered through the handy chute.

W.C - An external working W.C with a tap - fantastic when out all day gardening!

A granny annex/ separate work from home space or even an air b'n'b could be created from this structure if required.

### Useful information

Tenure - Freehold.

House built - 1901.

Council tax band - G (Westmorland and Furness Council).

Heating - Gas central heating.

Internet - B4RN hyperfast internet installed.

Drainage - Mains.

Double glazed sash windows throughout - replaced in 2021.

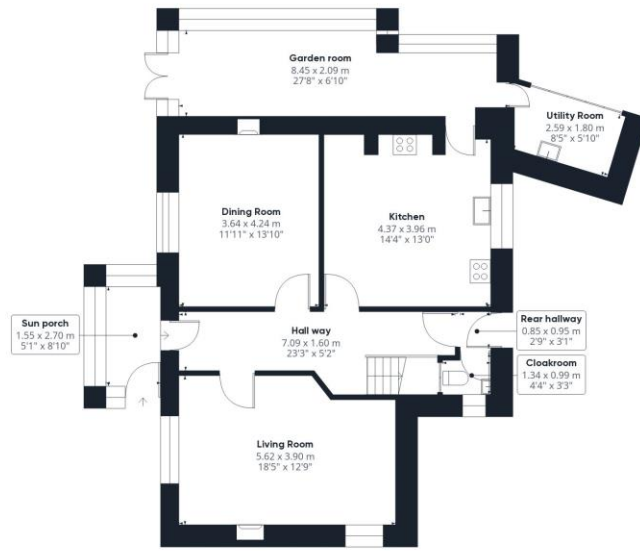
Professionally decorated both internally and externally in 2023.

What3Words - [///snaps.rinsed.courts](https://snaps.rinsed.courts).









Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(b)</sup>

166.81 m<sup>2</sup>

1795.49 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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