



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

Lyndhurst - Heversham





Features

- Three double bedrooms
- Detached workshop and garage
- A detached property located on a good sized plot
- B4RN internet connection
- Wonderful surrounding views to enjoy
- Offered with no onward chain
- Fitted storage throughout

An impressive, three bedroom detached property, located in the peaceful village of Leasgill boasting a generous wrap around plot and wonderful elevated views to both the front and rear. With its spacious internal layout and potential for personalisation, there is the opportunity to add your own stamp and to increase the value. This property presents an excellent opportunity for those looking to settle in a tranquil yet well-connected village and is offered with no onward chain. The ground floor presents a large living room leading straight out to an external terrace, a second reception room, kitchen and a WC with the first floor offering three double bedrooms, a four piece family bathroom and ample fitted storage

throughout to ensure clutter free living. The expansive gardens provide an abundance of space to utilise as you wish, perfect for taking in the scenic views, relaxing or socialising with family and friends and are absolutely ideal for keen gardeners! Also included is a detached workshop, a shed and an integrated garage, ideal for those needing extra storage or work space. The quaint village of Leasgill is situated 2 miles from Milnthorpe boasting an hourly bus service that runs right past the house and the M6 motorway and Oxenholme train station can both 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 be 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

Entrance porch

A side entrance into the home offering ample space to take off and store boots, shoes, coats and bags with a tiled floor.

Hallway

A traditional hallway benefitting from natural light emanating from the stair case window and offering access to the ground floor accommodation.

Living room

A generous and bright room with space for all the family to sit and relax together. Feature sliding doors lead straight out to the large terrace, perfect for doubling the space in the warmer months and allowing natural light to flood the space. Beautiful views are presented of the nearby surrounding countryside from here. The focal gas fireplace sits within a tiled surround and provides a source of warmth in the colder months.

Reception room

This is a fantastic additional space, located next to the kitchen, that could be used any number of ways, it could be opened up to the kitchen to create a large open kitchen/ diner or it could be a separate dining room, office, play room or snug. There are dual aspect views out to the gardens and over to surrounding countryside. An electric fireplace encompassed by a bespoke wooden and



tilled surround adds a cosy touch and there is a serving hatch that connects with the kitchen.

Kitchen

A bright kitchen with garden views and light coloured base and wall units with a wooden trim and marble effect work surfaces. Integrated appliances include a waist height oven and a modest electric hob and there is under counter space for a slimline dishwasher. A door leads through to a large walk-in pantry area, ideal for keeping the kitchen clutter free.

WC

A handy 'gardening toilet' or great for guests, this WC has a tiled floor and shelving and is located just off the hallway leading out to the rear garden. A cupboard offers plumbing and space for a washing machine and dryer.

FIRST FLOOR

Bedroom 1

A bright double bedroom boasting side facing, elevated views to the garden. A hand basin unit can be found in one corner with large mirror and useful storage below and hidden away within a built-in cupboard is an electric shower cubicle.

Bedroom 2

A good sized double bedroom with dual aspect views out to the gardens and a large built-in, walk-in cupboard for storage.

Bedroom 3

A double bedroom with a large picture window framing front facing views out to nearby countryside and benefitting from a deep, built-in cupboard for storage.

Bathroom

A bright, four piece bathroom suite consisting of a bath with an overhead electric shower, a WC, a hand basin and a bidet. There are two separate cupboards to utilise, the larger houses the water tank and boiler and offers further space for storage and the other is purely for storage.

WC

A separate WC, located next to the bathroom, with a side window to allow natural light through.

Garage

An integrated garage with an up and over front door, light, power and water present.

Outbuilding

A fantastic detached area located within the gardens with light and power present and windows overlooking the gardens. This would make an ideal work from home space or workshop.

Externally

The generous driveway sweeps up to the garage and is bordered by limestone walling, able to accommodate parking for 4. A path leads around the side, to the entrance porch and rear garden beyond and to the right is the elevated formal lawn framing the home. Bordered by deep beds packed with mature plants and shrubs, steps lead up to the sizeable terrace outside the living room and from here beautiful views can be enjoyed of the surrounding countryside. The rear garden opens up into an impressive orchard, interspersed with colourful planting and mature trees. A workshop can be found here and a shed for storage. The rear views are overlooking peaceful, open fields.

Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Water - Metered.

Drainage - Mains.

Internet - B4RN hyperfast connection.

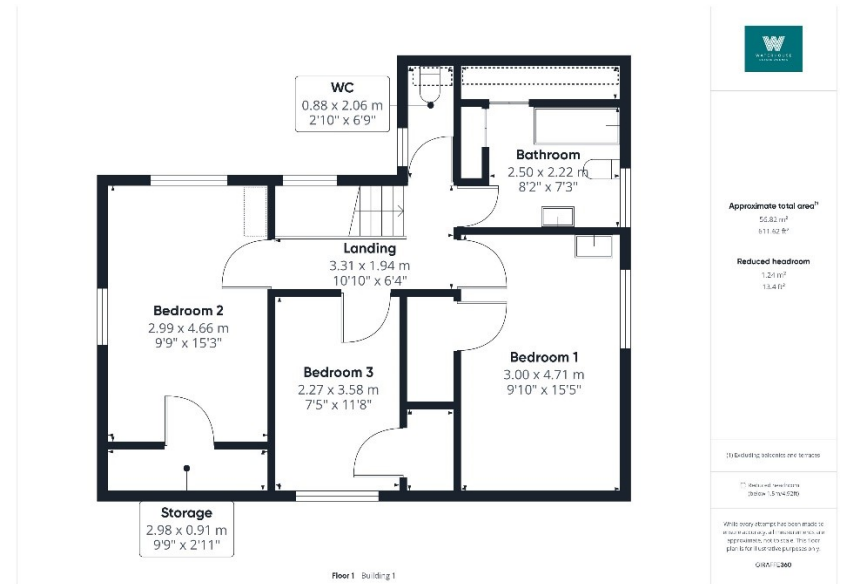
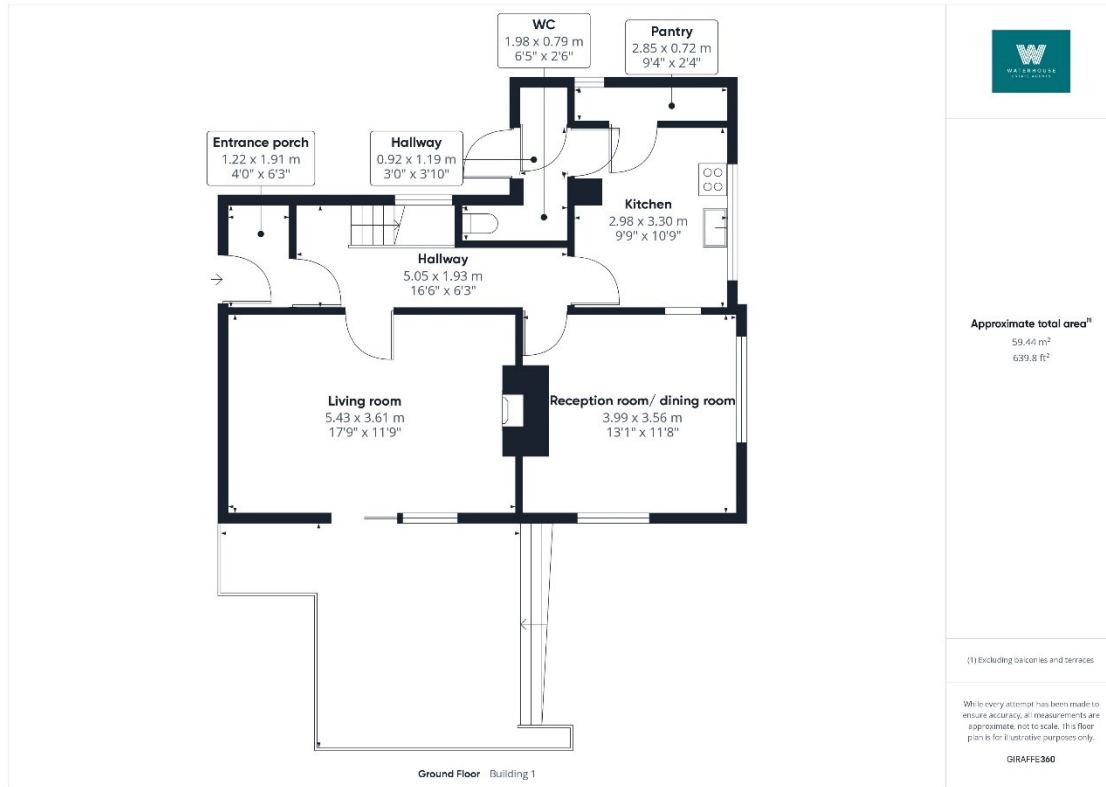
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