



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

17 Nethercroft - Levens







## Features

- Westerly views across the countryside, Lyth Valley towards Whitbarrow Scar and the Southern Lake District fells
- A WC on each floor
- Large master bedroom with en-suite
- Integrated garage and parking for two vehicles
- B4RN hyperfast broadband
- Integrated Russound audio/visual system
- A quiet residential location

Nestled in the desirable village of Levens, this immaculately presented, semi-detached townhouse is thoughtfully laid out over three floors and offers spacious and versatile living accommodation along with glorious elevated views out to the surrounding area. Architect designed by award winning developers Russell Armer, this substantial home features three double bedrooms (the master bedroom offering an en-suite shower room and wonderful elevated views) and the family bathroom to the first floor. The ground floor boasts a large living room with additional decked balcony and elevated views, a must have WC and the integrated garage with the lower ground floor

benefitting from an enviable kitchen and diner with space for all the family to socialise and eat with access directly out to the sheltered decked terrace, an office/ fourth bedroom, utility room and a WC. Each floor takes advantage of the elevated views across the surrounding countryside to the Lyth Valley and towards Whitbarrow Scar and has a WC. The low maintenance gardens make it ideal for busy families and offer space to sit and relax to get away from it all. There is parking for two vehicles with visitor space available adding to the convenience of the home. Nethercroft is known for its quiet residential location, offering a peaceful

living environment and the views and serene setting make this property a desirable choice for families looking to settle in Levens. Levens is a popular village in South Lakeland benefitting from the fantastic local shop, Post Office, the well reputed Hare and Hounds pub, two churches and the local primary school rated GOOD by Ofsted. Levens Hall is a short drive way with its famous topiary gardens and offers a great local place to visit to have a cream tea and also with historic Sizergh Castle close by and its beautiful gardens and estate only being a short distance way. There are good local transport links with the M6 motorway 5 minutes away, Oxenholme train station 10 minutes drive away and a local daily bus service.





## GROUND FLOOR

### Entrance hallway

A bright and inviting entrance into the home leading to the staircases for the first and lower floors and showcasing a beautiful Travertine flagged floor.

### Living room

A bright and relaxing room enjoying impressive, elevated views over the surrounding countryside out to Whitbarrow Scar, the Lyth Valley and beyond. Sliding doors open up allowing access out to the sheltered decked balcony offering space for sitting out to watch the sunsets on warmer nights. The feature fireplace offers a cosy touch to the room with a chunky wooden mantle and stone surround and hearth.

### WC

Perfectly placed in the hallway for ease of access and consisting of a WC and hand basin with a fresh blue tiled floor, splash back tiling and a window to allow natural light in.

### Garage

Accessed via an electric up and over front door and also from a handy internal door accessed from the entrance hallway. There are built-in cupboards to the rear and ample space to park a vehicle or for additional storage.

## LOWER GROUND FLOOR

### Hallway

The hallway is illuminated with natural light via the elongated stairs window and the space boasts a smart, dark marble tiled floor. An under stairs cupboard provides space for storage and also houses the boiler.

### Office/ bedroom 4





A multi-functional space currently used as an office however it could be utilised as a fourth bedroom or craft room. There are side facing views through the window.

#### Utility room

A wonderful utility room boasting wooden shaker style base and wall cupboard storage, work surface space and able to accommodate a washing machine and drier. The floor is tiled with the same dark marble tiles as the hallway and there is a built-in cupboard with fitted shelving present.

#### WC

A handy addition to this floor consisting of a WC and a wall mounted hand basin with a smart, monochrome colour scheme.

#### Kitchen/ diner

An open plan, social space to spend time with family and friends. As soon as you step foot into the room, your eyes are immediately drawn out through the sliding doors to the elevated views across the countryside below and out to Whitbarrow Scar and the Lyth Valley beyond. A continuation from the hallway of the dark, marble tiled floor fills the room and ties this floor together perfectly. The dining area is able to accommodate a table to easily seat eight and is perfectly placed to take advantage of the wonderful views while dining and entertaining. The sliding doors open up to reveal a sheltered decked area outside - ideal for al fresco dining and for enjoying a glass of wine in the evenings. The kitchen offers a generous range of bespoke wooden base and wall units with complementary granite work surfaces, incorporating a breakfast bar peninsular for further seating. Integrated appliances include a waist height oven, grill, gas hob with extractor hood above, dishwasher, fridge and freezer.

#### FIRST FLOOR

#### Bedroom 1

A luxurious master bedroom designed to take advantage of the wonderful elevated views through two separate windows. Full of natural light, there is ample space for furniture and a wall of built-in wardrobes and storage.

#### En-suite

A Villeroy & Boch en-suite consisting of a shower cubicle with a mains-fed shower, a wall mounted hand basin and WC. There is a tall heated towel rail and a touch controlled dimmer light.

#### Bedroom 2

A bright double bedroom with a large picture window offering front facing views.

#### Bedroom 3

With a Velux window to allow natural light through, this is a cosy double bedroom.

#### Bathroom

A bright and neutrally decorated Villeroy & Boch bathroom with a bath and overhead mains-fed shower, a concealed cistern WC and a wall mounted hand basin. There is a useful built-in shelf behind, ideal for displaying toiletries and a large mirror backdrop.

#### Landing

Offering access to all the bedrooms and bathroom, this landing is wonderfully bright, benefitting from natural light from the stairs window. There is a built-in cupboard perfect for keeping towels, bedding and more and access to the attic from here.

#### Externally

A well maintained front garden thoughtfully designed to be low maintenance featuring a block paved driveway for one vehicle, a paved and gravelled area leading up to the front door with a lovely mature Acer tree for privacy and a path leads around the side of the home and down to the rear garden. To the side of the property is an area that can be used for storage ideally located out of view of the main garden areas. The rear garden is delightful, boasting several tiered seating areas to enjoy the sun at all times of the day and with open and wonderful elevated views out to the countryside, the Lyth Valley and Whitbarrow Scar beyond. The garden exudes a tranquil feel with fencing and hedging surrounding to ensure privacy and security. The space has been thoughtfully landscaped to ensure the gardens can be used and appreciated without the need for everyday maintenance. Several mature trees and shrubs offer colour and interest.

#### Useful Information

Tenure - Freehold.  
Council tax band - E (Westmorland and Furness Council).  
Property built - 2006.  
Heating - Gas central heating.  
Drainage - Mains.  
Water - Metered.  
Internet - B4RN hyperfast broadband installed.  
In-built audio/ visual system throughout.  
Security system installed.  
What3Words location - ///aware brand albums



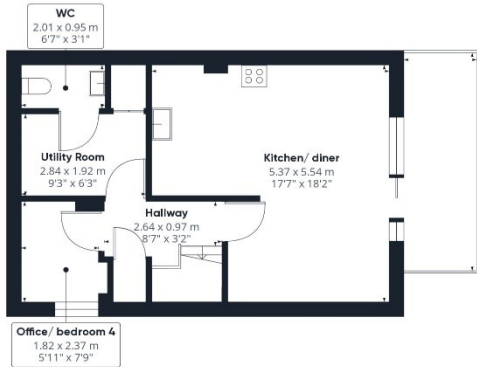
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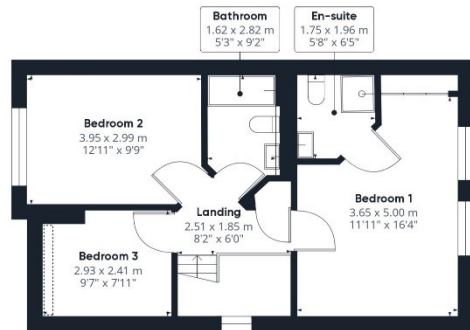
# 17 Nethercroft - Levens



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 139.38 m<sup>2</sup>  
 1500.27 ft<sup>2</sup>

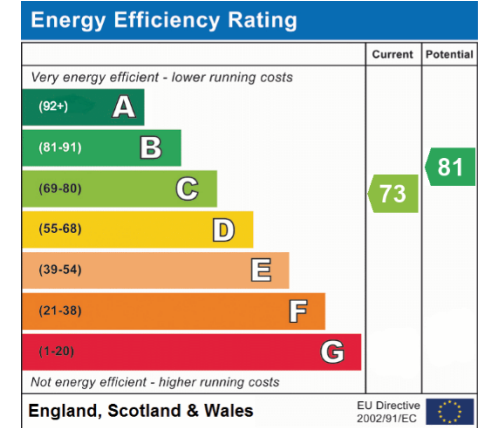
**Reduced headroom**  
 0.49 m<sup>2</sup>  
 5.27 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

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

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