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Local, Professional Property Services

# Plum Tree Barn - Levens







## Features

- Views across countryside to Lakeland Fells in the distance
- Traditional stone built family home
- Low maintenance and secure gardens
- Popular area close to amenities
- 3 bedrooms - one to the ground floor
- Spacious family bathroom and 2 additional cloakrooms
- Several sheds and outhouses

Brimming with original features, this attractive stone-built barn conversion has such a lot to offer. Located in the ever popular village of Levens, close to local amenities and travel links and boasting views over to peaceful surrounding countryside. The ground floor accommodation offers a large, bright living room with a beautiful fireplace with a red brick inlay housing a modern multi fuel stove perfect for cosy nights in. The kitchen exudes a warm farmhouse feel with an abundance of storage and work surface space while also providing room for a dining table for family meals. The versatile third bedroom is located on the

ground floor, just off the living room and the recent addition of a ground floor cloakroom is located just off the kitchen. The first floor consists of two double bedrooms, a separate cloakroom and the family bathroom offering a touch of opulence with a roll top bath as well as a separate shower cubicle and a Velux window allowing the room to flood with natural light. Externally there is ample space in the gravelled driveway encompassed by impressive gates to accommodate two vehicles with space also for storage and steps lead up to a raised patio seating area to take advantage of the elevated views of the

surrounding countryside. Levens 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 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**

**Living room**  
 A light and spacious living room with a beautiful central fireplace boasting a red brick inset and housing a substantial multi fuel stove, perfect for warm and cosy nights in. Wooden beam detailing and a beautiful oak flooring add a sense of character and history and there is an under the stairs cupboard for ensuring the home is kept clutter free. The open wooden staircase leads invitingly up to the first floor.

**Kitchen**  
 Cream base and wall units with dark granite work surfaces exude a cosy farmhouse feel with space here to comfortably seat a table of four for family meals. A door leads out to the front of the property with a stable door to the side for easy access out in to the garden. Integrated appliances include an oven and grill with an electric hob and cooker hood above and an under counter fridge and freezer. A floor to ceiling cupboard provides additional space.

**Cloakroom**  
 A fantastic addition to the ground floor, located just off the kitchen and consisting of a W/C with an integrated cistern hand basin and a cupboard for storage, also housing the boiler.

**Bedroom 3**  
 A versatile ground floor bedroom with views out to the driveway. This space would work equally well as a guest bedroom, office or as a play or hobby room and boasts a modern oak floor.





## FIRST FLOOR

### Bedroom 1

A generous double bedroom boasting a wall of fitted wardrobes and storage with a further head height cupboard available. Natural light flows in through the side facing window with a deep sill and a Velux above within the vaulted ceiling. There is a sink to one side of the room and wooden beams add character with a modern oak flooring.

### Bedroom 2

A bright double bedroom with dual aspect views, a built-in wardrobe for storage and a hand basin, currently also being used as an office. Wooden beams adorn the high vaulted ceiling with a beautiful oak floor.

### Bathroom

A luxurious, bright and fresh bathroom showcasing a roll top bath with a tap shower attachment, a quadrant shower cubicle with a mains fed shower- a hand basin and a W.C. A Velux window allows natural light to flood through with a wooden floor, half tiled walls and a combined radiator and heated towel rail.



### Cloakroom

Consisting of a W.C and a corner hand basin with a window allowing natural light through.

### Landing

A spacious and bright landing with a high ceiling and Velux window offering access to all first floor rooms. There is a floor to ceiling built in cupboard for storage.

### Externally

A pleasing traditional stone-built barn conversion with a slate shingle path to the front of the property, ideal for pots and containers. The substantial wooden front door with imposing decorative iron door knocker invites you in. A low maintenance gravelled driveway is located to the side of the home through impressive double gates and offers space to park two vehicles comfortably with a wood store and a shed found around the side. Leading out from the kitchen is a walled seating area providing a lovely private area to sit and enjoy a morning cup of coffee. Stone steps lead up from the driveway to a further seating area to take advantage of the elevated views with a further shed here for storage.



### Useful Information

Tenure - Freehold.

Council Tax Band - D (Westmorland and Furness Council)

.Drainage - Mains.

Heating - Gas central heating (Bosch boiler installed in 2021).



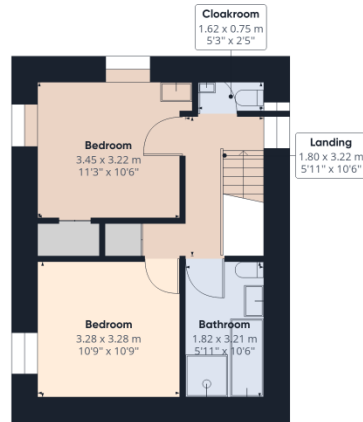
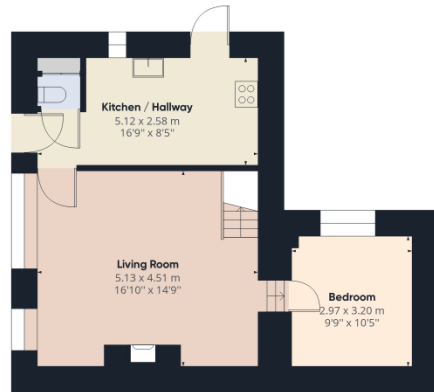
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Approximate total area<sup>(1)</sup>  
83.61 m<sup>2</sup>  
899.94 ft<sup>2</sup>

(1) 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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         | <b>85</b> |
| (69-80)  | <b>C</b> | <b>70</b>               |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |

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