



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# Strickland House - Leasgill







## Features

- Beautiful 3 bedroom characterful stone built home
- Low maintenance garden to enjoy
- Near to bus stop
- WC on each floor
- Driveway and garage
- Views of the countryside
- New roof 2021

A charming and versatile three-bedroom, semi-detached characterful home in the picturesque village of Leasgill seamlessly blends modern living with a tranquil rural setting. Conveniently located close to local amenities and transport links while maintaining a peaceful countryside atmosphere, this property offers ample space and flexibility for a variety of different lifestyles. The accommodation spans over three floors and features thoughtfully designed living areas that are bursting with natural light. The ground floor offers a spacious living room and an open-plan kitchen/diner, both benefitting from triple-aspect views that fill the space with light. A convenient cloakroom completes this level, adding practicality for everyday living. The first

floor accommodates the three bedrooms along with the family bathroom. On the lower ground floor, you'll find a second reception room, ideal for use as a home office, media room, or playroom and with access outside. This level also includes a shower room, a practical utility room, and a versatile storage/hobby room, offering endless possibilities for customisation. The secure, low-maintenance garden provides stunning countryside views, creating a peaceful retreat for outdoor relaxation or entertaining. Additionally, the property benefits from a garage and driveway, ensuring ample parking and storage options. 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 hallway** - The entrance hallway, located at the front of the property, provides a warm and inviting welcome. It offers convenient access to the W/C, kitchen, and living room, ensuring a smooth flow between the main areas of the home.

**Kitchen** - A proper family kitchen! Cream base and wall units with a neutral work surfaces and integrated appliances include a double oven/ grill, fridge/freezer, 5 ring gas hob and an extractor hood above. There is space for a freestanding washing machine. Across the room from these is matching floor to ceiling unit above a space here to comfortably seat a table of six for family meals and entertaining.

**Living room** - A light and spacious living room with a beautiful central fireplace boasting a slate hearth and wooden mantel housing a wood burner, perfect for warm and cosy nights in. The room features an original wooden door and natural light pours in through the dual windows, with one offering stunning, far-reaching countryside views.

**Cloakroom** - Conveniently accessed from the entrance hallway, this ground floor cloakroom features a WC and a wall-mounted hand basin.

## FIRST FLOOR







Bedroom 1 - A spacious double bedroom featuring high ceilings, original wooden door and a picture rail. Natural light pours in through the dual windows, with one offering stunning, far-reaching countryside views.

Bedroom 2 - A bright double bedroom featuring high ceilings and original wooden doors.

Bedroom 3 - A bright single bedroom with a high ceiling, original wooden door, and a charming picture rail.

Bathroom - A well-appointed bathroom featuring a three-piece suite, including a bath with a electric shower overhead, a WC, and a hand basin. Half of the room is fully tiled and a practical storage cupboard provides ample space for towels and linen.

Landing - A bright and airy landing with a window overlooking the fields, providing access to all first-floor rooms. A built-in, floor-to-ceiling cupboard offers storage space.

#### LOWER GROUND FLOOR

Reception room - This space is currently used as a reception room but offers versatility to accommodate various needs. Located on the lower ground floor, it provides direct access to the garden and includes a convenient storage cupboard.

Shower room - The shower room is located on the lower ground floor and features a half-tiled design. It is equipped with an electric shower, a washbasin, and a WC. Additionally, it includes an electric heated towel rail for added comfort.

Utility room - The utility room is currently used by the vendors to accommodate a fridge freezer and a washing machine. It also serves well as additional storage space or could be repurposed as a home office.

Storage room - This space is currently used as a storage room but could also serve as a hobby room, home office, or for other purposes as needed.

#### Externally

The garden lies to the side of the property, offering a secure and low-maintenance outdoor space to enjoy. Enclosed by a traditional stone wall and fencing, the area features raised beds, interspersed with mature climbers and planting and gravelled sections, providing a charming yet practical layout. The garden benefits from open views over the nearby countryside and at the far end, access into the garage can be found. The garage is primarily accessed through double wooden doors via the driveway which is able to accommodate one vehicle.

#### Useful Information

House built - 1876.

Tenure - Freehold.

Council Tax Band - D (Westmorland and Furness Council).

Heating - Gas central heating.

Water - Mains.

Drainage - Mains.

Roof- Replaced 2021.

What3Words location - [///crockery.books.debate](https://www.what3words.com/?w3w=///crockery.books.debate)



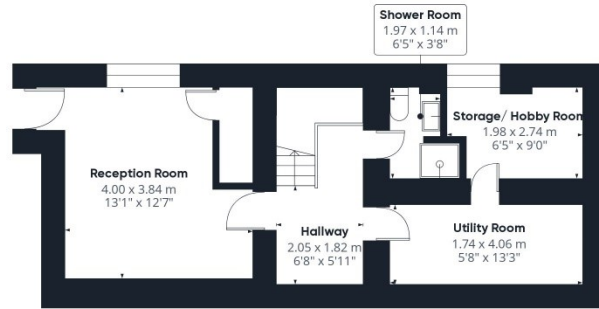
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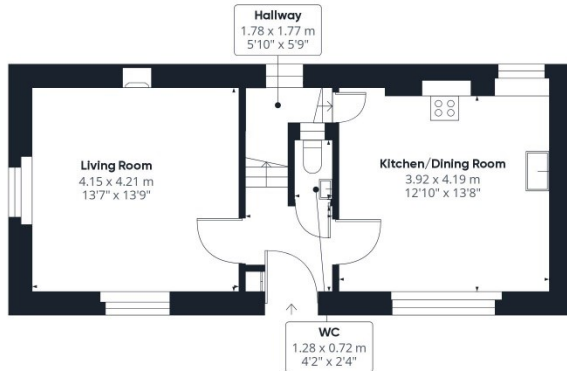




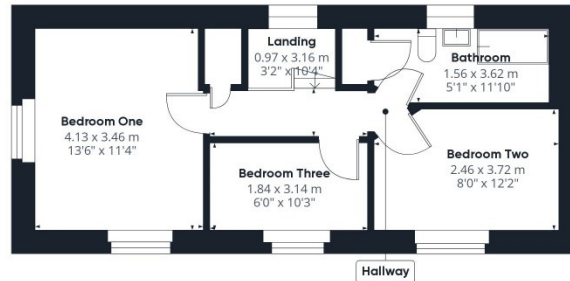
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Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

118.91 m<sup>2</sup>  
1279.95 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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