



WATERHOUSE
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Local, Professional Property Services

Limestone Cottage - Levens





Features

- A cosy cottage with a garden and driveway
- One double bedroom and one single bedroom
- A characterful cottage full of charm
- Two stone-built outbuildings for storage
- A driveway for 2 or 3 vehicles
- A ground floor WC

This well-maintained, end of terrace, property benefits from a driveway for two to three vehicles, a generous garden, and two stone outbuildings, offering practical storage solutions. The accommodation briefly comprises of an entrance space with a convenient ground floor WC, a country-style kitchen featuring cream cabinetry and an abundance of natural light via the vaulted ceiling and a spacious living room with dual-aspect views and a log burning stove, complemented by a deep understairs

cupboard. To the first floor, there are two bedrooms, one with a deep built-in cupboard, and a modern family bathroom. Externally, the property benefits from a lawned garden with a decked seating area, to one end to enjoy the quiet location, a gravelled driveway and two stone-built outbuildings. 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

Kitchen - Entering from the garden, you are welcomed into a practical open hallway space, ideal for storing coats and shoes that opens up into the cosy farmhouse style kitchen featuring cream base and wall units and ample work surface space. Integrated appliances include an oven and electric hob with an extractor hood above, with additional space provided to accommodate a dishwasher, washing machine and fridge-freezer. Two Velux windows set within the vaulted ceiling and accented by exposed wooden beams, flood the room with natural light and enhance its warm, inviting character.

WC - A convenient ground floor WC featuring a wall-mounted hand basin and a toilet. The Velux window above provides natural light, and the boiler is also housed in this room.

Living room - A characterful room for all the family to spend time featuring exposed wooden beams and a charming log-burning stove set on a thick stone hearth with a wooden mantel above. Dual-aspect windows fill the space with natural light, and a door opens directly out to the garden. A deep under stairs cupboard provides generous storage, while the open wooden staircase enhances the room's rustic appeal and sense of character.





FIRST FLOOR

Bedroom 1 - A double bedroom benefitting from elevated views over the garden and out to Lakeland fells in the distance.

Bedroom 2 - A bright, single bedroom with a deep, built-in cupboard for storage.

Bathroom - A contemporary bathroom featuring a bath with an overhead electric shower, a hand basin and a WC. Natural light fills the room through the window, and a heated towel rail adds comfort and convenience.

Landing - An 'L' shaped landing leading to all first-floor rooms and with an access hatch to the attic.



Externally

The gravelled driveway provides initial access to the plot and offers off road parking for two to three vehicles. A stone wall encloses this area for privacy and a gate leads from here and into the main garden, which is predominantly laid to lawn and enhanced by mature planting and trees. In one corner, a decked seating area creates a charming spot to relax and enjoy the tranquil location. A lower gravelled area in front of the house leads on to two stone-built outbuildings, ideal for storage.

Useful Information

Property age - over 160 years old.

Tenure - Freehold.

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

There is a shared access path past the house for the neighbour to access their outbuilding.

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

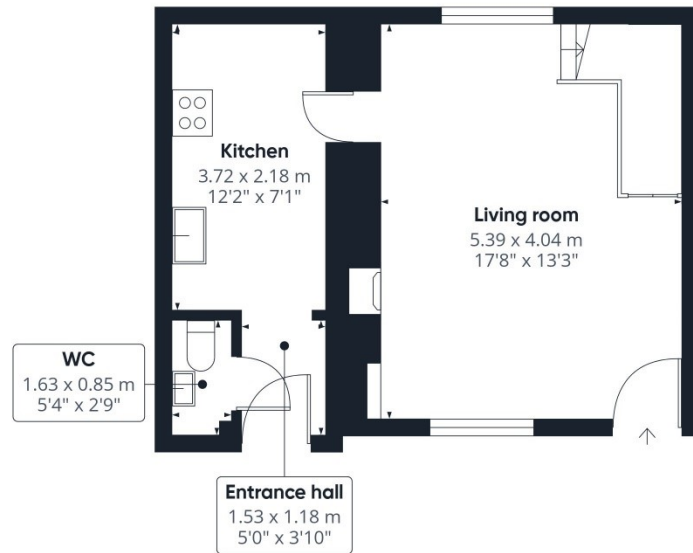
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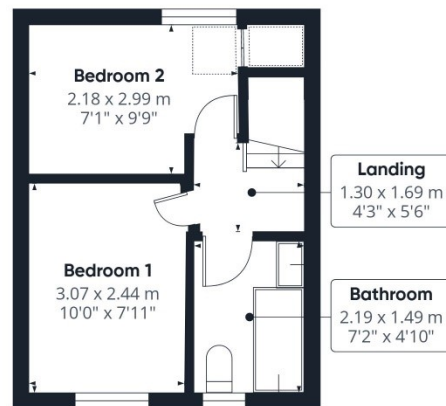
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

52.5 m²
564 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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