



Quaggs House Farm



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Levens, Kendal, Cumbria, LA8 8PA

This unique farm house with attached barn in the heart of Levens is a home of rare character, combining historic charm with a distinctive artistic flair. Converted with care and creativity, the property retains its original features while introducing a quality finish that feels both timeless and individual. Every space has been thoughtfully designed, creating a home that is as inspiring as it is practical.

Quick Overview

- Unique barn conversion in Levens
- Historic charm with artistic flair
- Three/four versatile reception rooms
- Workshop with annex potential
- Four bedrooms
- Ensuite shower room & family bathroom
- Off road parking
- Fully landscaped patio gardens & detached studio
- No upward chain!
- B4RN broadband available





Welcome

This farm house with attached barn is more than just a home - it is a rare opportunity to embrace a property of creativity, quality and historic charm. With versatile accommodation, scope for further development and a beautifully landscaped setting, it offers something truly out of the ordinary in one of South Lakeland's most desirable village locations.



Delightful Living Areas

The accommodation is generous and versatile, with three to four reception rooms offering excellent flexibility for family living, entertaining or quiet retreat. From the entrance porch, with its tiled floor and useful storage for coats and shoes, you step into a spacious reception room currently used as the dining room enjoys a front aspect. This leads into the living room, kitchen and study. The study, includes a cloakroom with WC, wash hand basin and heated towel rail, as well as stairs rising to the first floor.





Relax & Unwind

Specifications

Living Room
5.34m x 4.91m

The living room is filled with natural light from its five windows and enjoys a dual aspect. A striking feature fireplace with open fire and slate hearth creates a cosy focal point, blending comfort with character.



Heart of the Home

At the heart of the home lies the kitchen, fitted with an attractive range of wall and base units, complementary work surfaces and an inset sink and drainer. It includes an integrated dishwasher and an AGA, making it both stylish and functional. The kitchen flows seamlessly into the delightful garden room, a perfect spot for entertaining with its views over the rear garden.

Specifications

Kitchen
5.48m x 3.26m

Garden Room / Conservatory
4.02m x 4.01m





Exciting Potential

Specifications

Utility Room
4.53m x 3.40m

Workshop / Outbuilding
6.87m x 4.81m

Workshop / Outbuilding
7.13m x 5.20m

Practicality is enhanced by the large utility room, fitted with additional units and housing the wall-mounted gas boiler. A door from here leads into the substantial workshop, offering excellent scope to be transformed into an annex, studio or further living accommodation, providing exciting potential for the future.



Peace & Tranquility

Upstairs, there are four bedrooms, each carrying its own sense of warmth and individuality. The principal bedroom is a generous double with dual aspect and a spacious en suite shower room featuring a large rain head shower, WC, wash hand basin, heated towel rail and tiled finish. The second bedroom is another sizeable double with front aspect and built-in wardrobes, while the third is also a double with front aspect. The fourth bedroom is a cosy single, perfect for a study or nursery.

A family bathroom serves these rooms, fitted with a panel bath, WC, wash hand basin. Finished with part tiled walls and tiled flooring.

Specifications

Bedroom 1
4.95m x 3.11m

Bedroom 2
4.83m x 2.55m

Bedroom 3
3.11m x 2.81m

Bedroom 4
3.22m x 2.03m





Outdoor Space

Outside, the property continues to impress. A detached oak framed garden studio provides an inspiring retreat for artists, hobbyists or those seeking a peaceful home office. The garden is fully landscaped and designed for ease of maintenance, with attractive patio areas that create a series of inviting outdoor spaces. Beautifully arranged flower pots and containers add colour and seasonal interest, softening the hard landscaping and giving character throughout the year. Offering plenty of space for dining, entertaining, or simply enjoying the sunshine, the garden is both stylish and practical, a perfect extension of the home!

Floorplan

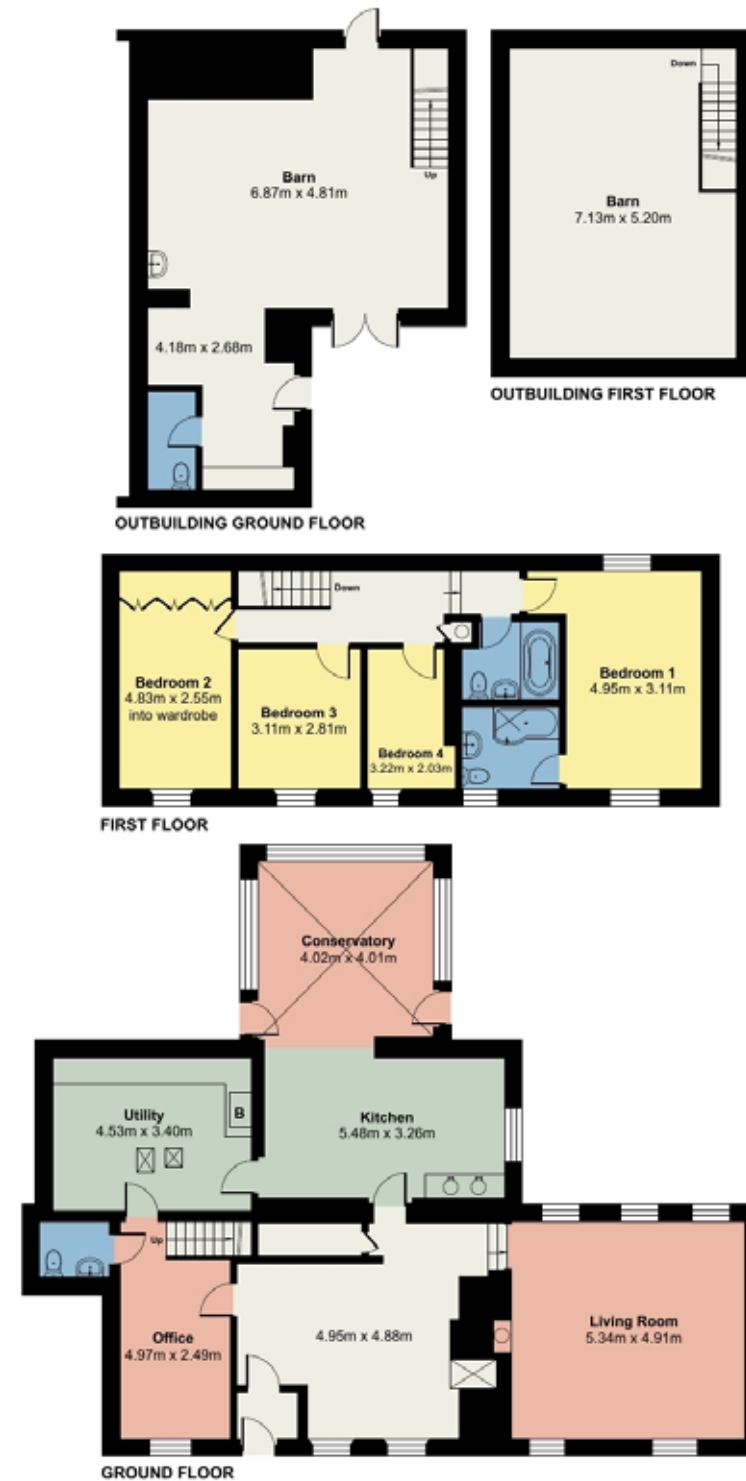
Levens, Kendal, LA8

Approximate Area = 2108 sq ft / 195.8 sq m

Outbuildings = 943 sq ft / 87.6 sq m

Total = 3051 sq ft / 283.4 sq m

For identification only - not to scale



Important Information

Parking:

Off Road Parking.

Tenure:

Freehold.

Council Tax Band:

Westmorland and Furness Council - Band F.

Services:

Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices

What3Words:

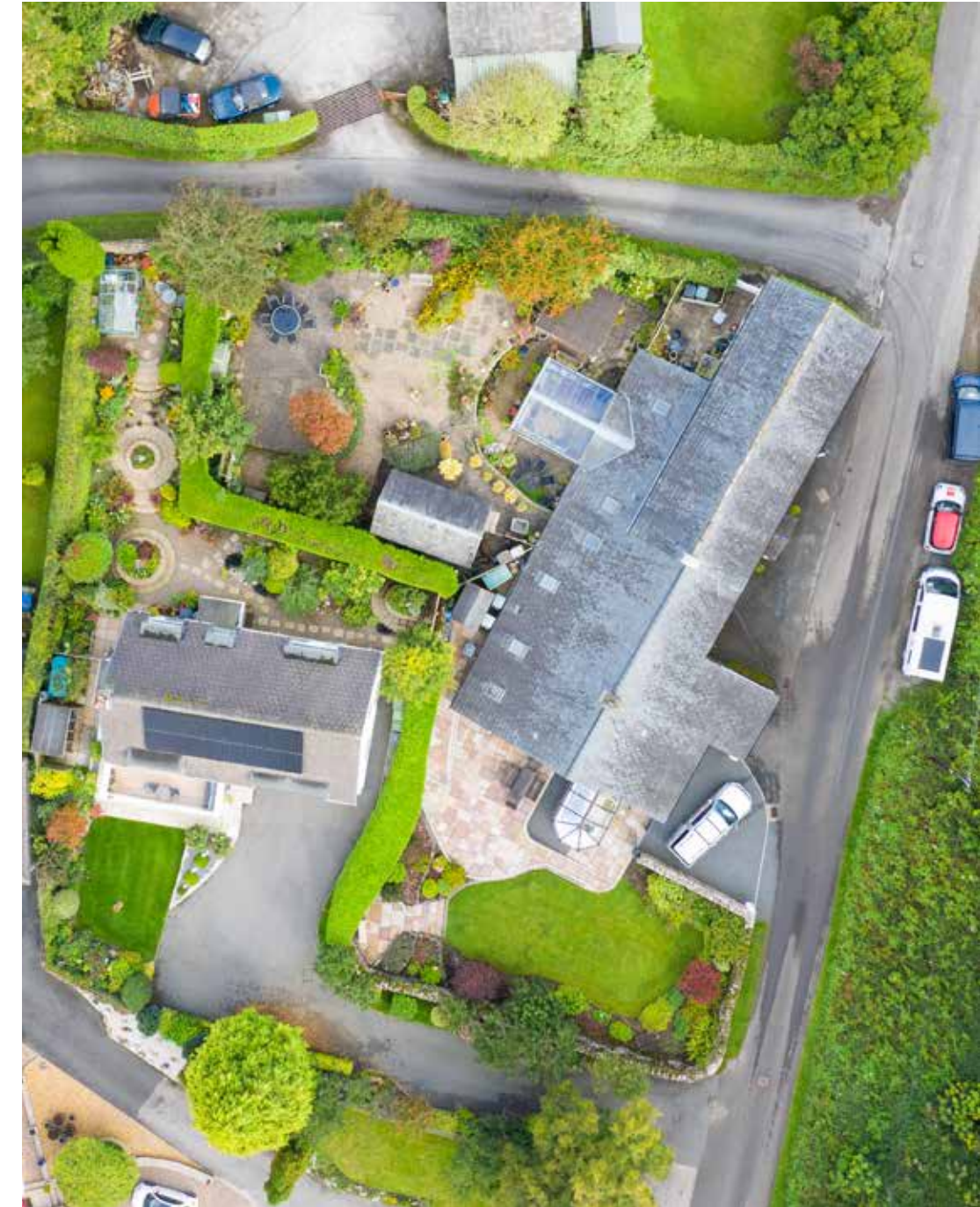
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Directions:

Continue along the A590 after the roundabout taking the signs exit for Milnthorpe/Grange. Take the 2nd turn on the right into Levens and proceed over the hill dropping down into the village. Continue through the village passing the village shop on the left hand side and taking the left turning onto Lowgate. At the cross roads continue straight across onto Hutton Lane, leading onto Cinderbarrow. Continue on this road for approximately 0.4 of a mile. Quaggs House Farm can be found on the left. A board will be erected.

Broadband Speeds:

B4RN broadband available.





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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

Call us on 01539 729711

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