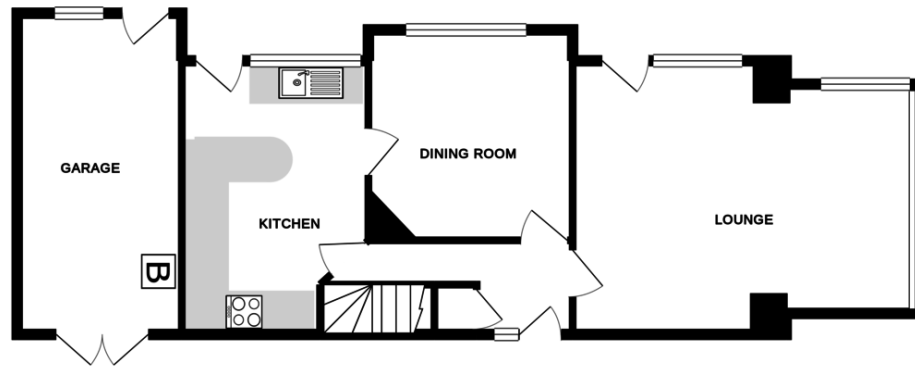
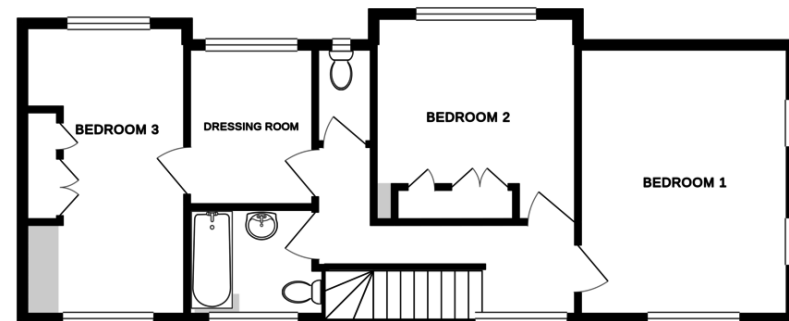


GROUND FLOOR
726 sq. ft. (67.4 sq. m.) approx.



1ST FLOOR
629 sq. ft. (58.4 sq. m.) approx.



DIRECTIONS: Turn off the A590 trunk road at the junction signed Levens Village and continue to the Hare & Hounds Pub on your right, turn immediately left and continue along the lane. Green Hollow is the 6th house along on the left-hand side.

COUNCIL TAX BAND:
EPC: CURRENT 59 POTENTIAL 79
TENURE: Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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£430,000
GREEN HOLLOW, LEVENS

3
1
2



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£430,000 GREEN HOLLOW, LEVENS, LA8 8PJ

A fine example of a fabulous detached three-bedroom property that rarely come to market. Located in the popular village of Levens and sitting on the perimeter of The Lake District National Park (UNESCO World Heritage Site) this beautiful home has the most stunning far reaching views overlooking The Lakeland Fells and Morecambe Bay. This stunning property is the picture-perfect family home. Full planning permission has been granted for a two-storey extension. Early viewing is essential. NO CHAIN.



ENTRANCE HALL The entrance door leads into the entrance hallway, doors lead to the lounge, dining room, kitchen and under stairs storage cupboards, one with hanging rail. Stairs to the first floor.

LOUNGE 18' 4" x 14' 7" max (5.59m x 4.44m max) A bright room with feature gas fire on stone effect hearth, door to the side garden, two windows to the side and large picture window overlooking the far reaching views.

DINING ROOM 10' 11" x 10' 4" (3.33m x 3.15m) Door leading to the breakfast kitchen and window overlooking the garden patio.

BREAKFAST KITCHEN 14' 7" x 9' 11" (4.44m x 3.02m) A range of modern fitted units with butcher block worksurface incorporating a breakfast bar, stainless steel sink unit, built in Smeg oven and induction hob with glass splashback, integrated fridge, freezer and dishwasher, space and plumbing for washing machine, uPVC door and window to the garden.

FIRST FLOOR LANDING Doors to two bedrooms dressing room/study, bathroom, and w.c., access to loft space.

BEDROOM ONE 14' 8" x 11' 1" (4.47m x 3.38m) A double room with dual aspect windows.

BEDROOM TWO 10' 11" x 10' 3" (3.33m x 3.12m) A further double room with built in wardrobes and window.

STUDY/DRESSING ROOM 8' 7" x 7' 0" (2.62m x 2.13m) A versatile room with door into Bedroom three via a couple of steps and window

BEDROOM THREE 15' 9" x 9' 1" (4.8m x 2.77m) A twin room with built in wardrobes and dual aspect windows.

FAMILY BATHROOM 7' 3" x 5' 11" (2.21m x 1.8m) A white suite comprising bath with shower over, pedestal wash hand basin and w.c., window with obscure glazing.

SEPARATE WC 5' 4" x 2' 8" (1.63m x 0.81m) A white w.c., window with obscure glazing.

GARAGE 15' 9" x 9' 1" (4.8m x 2.77m) Double doors to the garage housing Celsia boiler, access door and window to the garden.

EXTERNALLY

Access from the roadside leads to the gravelled off road parking for several vehicles, gravelled and paved seating areas overlook a sweeping lawn and allow you take in the fantastic views.

