



Levens, Kendal

- Charming characterful detached family home
- Modernised sympathetically with a contemporary twist
 - Three reception rooms plus reception entrance
 - Four piece family bathroom plus en-suite
- Outbuilding and garage / driveway parking for three cars
- Convenient for Milnthorpe, Kendal and the Lake District
 - Open fire, original beams and a country kitchen
 - Three double bedrooms plus mezzanine level
- Low maintenance garden with views towards the Lyth Valley
 - The M6 motorway within 10 minutes drive

£400,000

HUNTERS®

HERE TO GET *you* THERE

Situated within an exclusive area of Leven's village. Wayside sits within a substantial plot with views over looking the Lyth Valley. Wayside is thought to have originally been a jam factory in the early 1800's offering charming characterful beams, an open fireplace, original deepest floor boards, and "a modern twist" with an impressive contemporary double storey extension, that has been completed by the current owners throughout their 21 years of ownership. You will find three reception rooms being both modernised yet traditional in style, a country-style kitchen with stable door accessing the garden. To the first floor the landing shows off the age and charming character of the building, leading to a four piece family bathroom suite and three double bedrooms. The master being en-suite, bedroom two, being dual aspect, and bedroom three with views towards the Lyth Valley, featuring beautiful original beams and an interesting, yet useful mezzanine level.

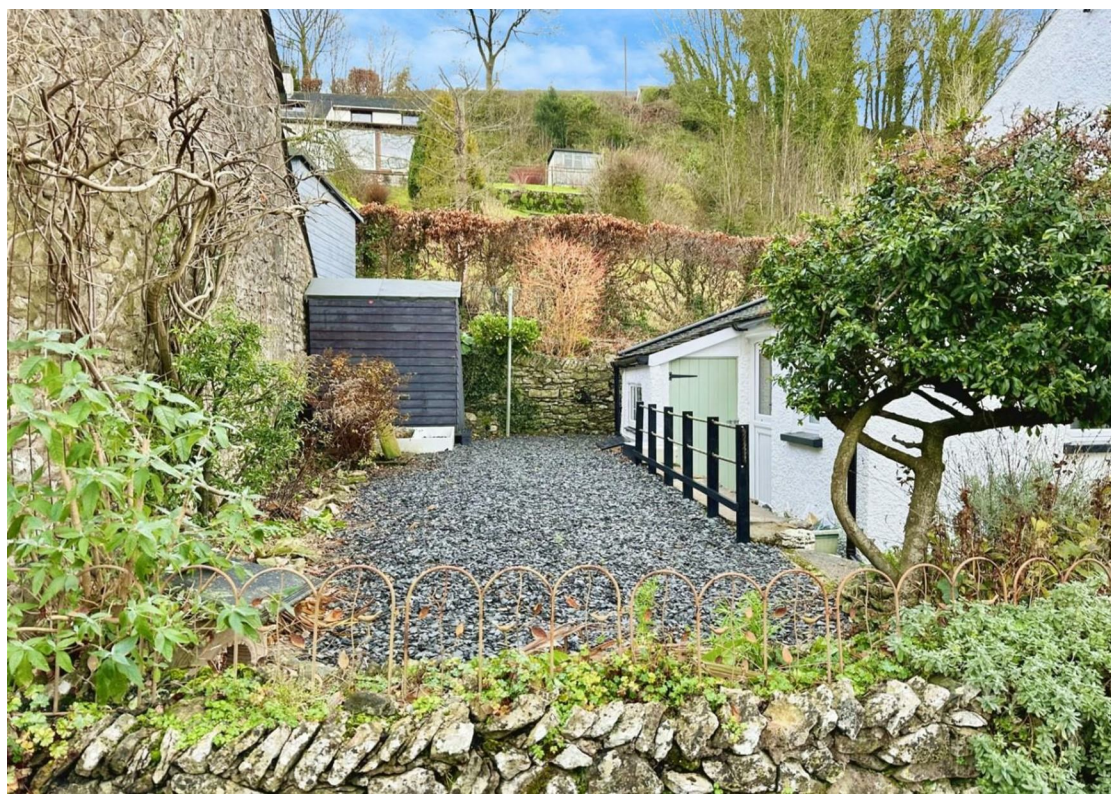


Outside the property, you will find driveway parking for three cars, a metal garage, and an outside store with power. To the side of the property there's a low maintenance garden, which benefits from slate chipping flooring, is gated/walled, providing the ideal space for pets and families. To the back of the property there are steps leading to a levelled terrace where you can enjoy the Lyth Valley views.



Wayside is situated within a highly convenient area, offering easy access to the Lake District via the Lyth Valley, bordering the market town's of Milnthorpe and Kendal, with the M6 Motorway being within 10 minutes reach. Leven's village as a community has a local primary school, village store, church and community hall.







Ground Floor



Floor 1



Floor 2

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Approximate total area⁸⁸

1177.76 ft²
109.42 m²

Reduced headroom

55.59 ft²
5.16 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



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