



**PRICE £200,000**

**7 LEVENSGARTH, HAVERTHWAITE,  
ULVERSTON, CUMBRIA, LA12 8AG**

This mid-terraced home is situated on the edge of the village of Haverthwaite with stunning country views to the front over fields and wooded hills. There is a generous sized garden to the front, additional land to the rear with off-road parking and a large shed. The accommodation offers a great deal of potential for a buyer to upgrade and also finish to their own personal taste. Heating is provided by an open coal fire with a back boiler to radiators. No Upper Chain. **Please Note: A Local Occupancy Restriction Applies.**



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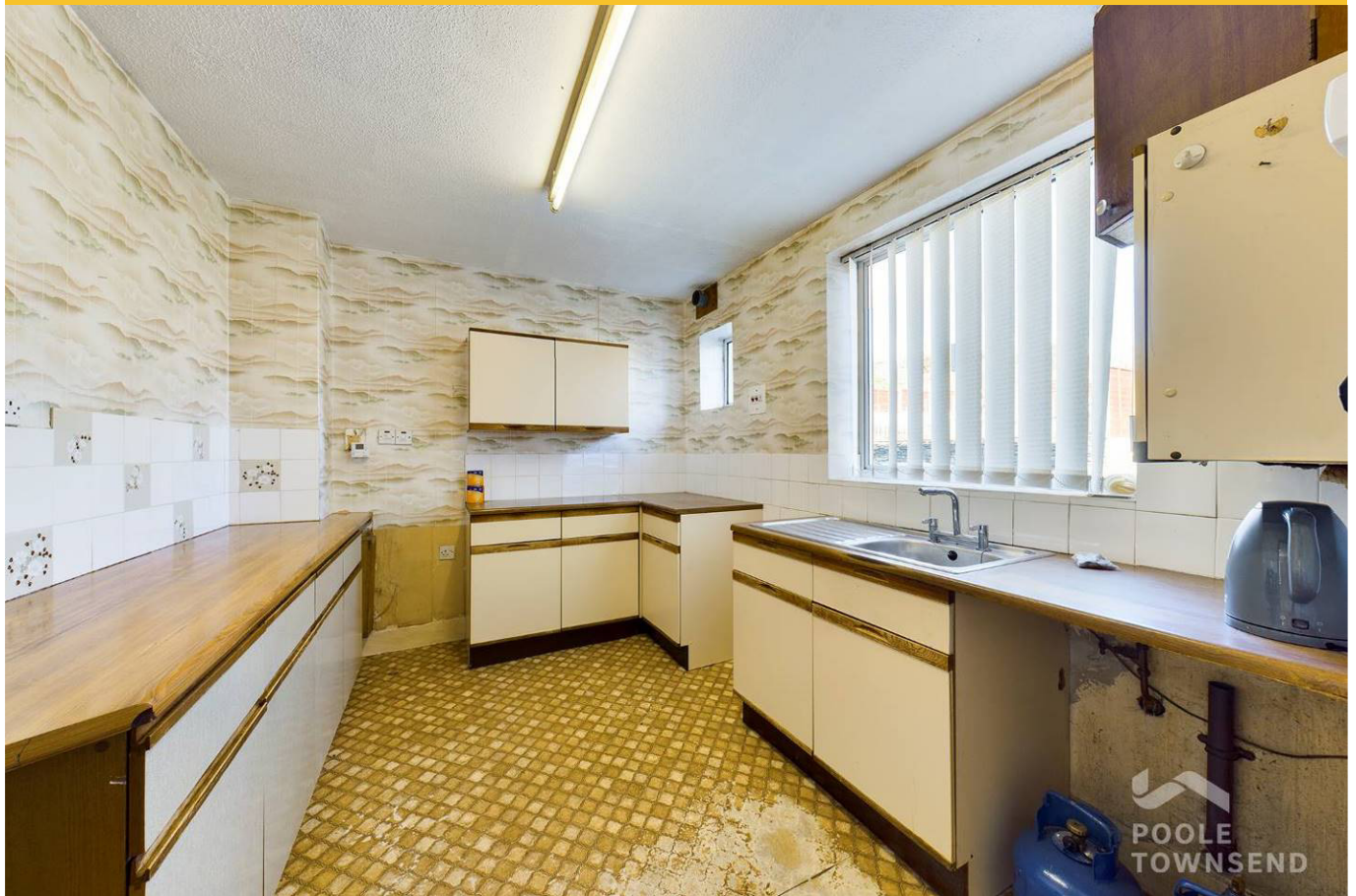
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Off Road  
Parking



## Kitchen



### DIRECTIONS

**satnav users enter:** LA12 8AG, then the number 7  
**what3words app users:** frowns.shepherds.pythons

### LOCATION

Haverthwaite is a small village that sits along the A590 and is surrounded by stunning open countryside and tree covered hills within the Levens Valley. The immediate location is predominantly residential, however the popular Anglers Arms pub is just a couple of minutes away in the car. The village also offers a community centre and playing fields with a children's play area, along with access to public footpaths and bridleways that weave through the stunning landscape. Other amenities that can be reached within five minutes and just the other side of the A590 are a doctor's surgery, Post Office and Leven Valley Primary School.

### DESCRIPTION

The property is accessed via a shared footpath that runs alongside the front garden, which is mainly laid to lawn with colourful borders and a natural stone wall to the front boundary.

There is stepped access into the property via the entrance hall, where there is a doorway leading into the lounge.

The lounge is a nicely proportioned room with a large window to the front elevation offering a beautiful view beyond the gardens and onto the field and tree covered hills beyond. Central to the room is a tiled fireplace and hearth which houses an open fire grate with a back boiler.

Beyond the lounge is the kitchen, which offers plenty of fitted cupboards and drawers with ample work surface space for food preparation. There is an inset sink with a mixer tap, an electric point for a cooker and plumbing with drainage for a washing machine. Additional useful storage is available within the generous sized understairs cupboard which also has a light.

The kitchen leads into a small rear entrance lobby where there is an external door, plus a second door which leads into the ground floor WC that is fitted with a high level flush unit.

Progressing through the property and up the staircase to the landing area, there is access into each of the three bedrooms which includes two double rooms, both of which enjoy lovely views, particularly the room at the front of the house. This front bedroom also has a built-in double cupboard to the alcove alongside the chimney breast which provides storage for linen and also houses the hot water cylinder tank with immersion.

The third bedroom is a traditional single sized bedroom that would make an ideal children's room, dressing room or office space.

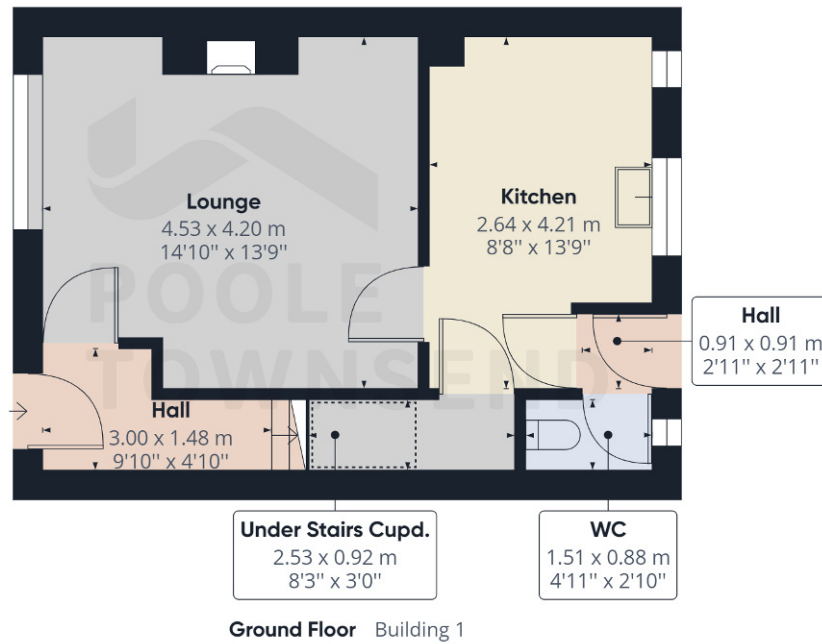
Externally, to the rear of the property, there is vehicular access with space to park a car off road. The garden runs in line with the rear elevation of the property with a gently sloping pathway leading up to a timber shed.

The garden has been stripped back to a large single patch of soil that would be ideal for a fruit or vegetable garden, or to perhaps continue further with the landscaping.





## Property layout



Your viewing appointment is on

### Additional information

Council Tax Band: B  
Local Authority: South Lakeland District Council  
Services: Mains electricity, water and drainage. No gas.  
Tenure: Freehold

EPC Rating = E

### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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The photographs and images used to promote this property have been captured using a combination of a Giraffe 360 camera and/or a DSLR camera with a wide angle lens 10-20mm aperture or standard lens 18-55mm aperture.

Internet connection and speeds are available  
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>