



WATERHOUSE  
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Local, Professional Property Services

# 3 Bellhill Farm Cottages - Levens



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Freehold £340,000



## Features

- 3/4 bedroom semi detached home
- Shared drive with detached garage
- Delightful front and rear views over countryside close by
- Versatile and spacious accommodation throughout
- Offered with no onward chain
- Immaculately presented throughout
- Local Occupancy clause applies

A versatile 3/4-bedroom semi-detached home set in the lovely village of Levens, offered with no onward chain and appealing to a wide range of purchasers. The accommodation is flexible, beginning with an entrance porch and leading into a bright, dual-aspect living room with a log-burning stove, a well-appointed kitchen, a useful utility room with WC, and a dining room that could easily serve as a fourth bedroom if required. Upstairs, there are two double bedrooms, a single bedroom, and a family

bathroom. Outside, the front garden frames the home beautifully, while the private rear garden offers a peaceful place to relax. The property also benefits from parking for one vehicle and a detached garage. Please note that this property has a Local Occupancy clause related - please see 'Useful Information' section for more details. 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

Entrance porch - A bright entrance space designed for hanging coats and taking off shoes ahead of entering the main rooms.

Hallway - A separate entrance hall connecting the staircase with both the dining room and living room.

Kitchen - A good-sized kitchen featuring a range of white Shaker-style base and wall units paired with wood-effect work surfaces and striking red feature splashbacks. Integrated appliances include an oven and induction hob with extractor above, with designated space for a fridge and freezer. The room also benefits from a heated towel rail, a breakfast-bar area ideal for informal seating, and a built-in cupboard providing additional storage.

Living room - A wonderfully bright, dual-aspect room featuring a warm oak floor and a striking wood-burning stove set on a slate hearth, creating an inviting space for the whole family to unwind.

Dining room/ bedroom 4 - A versatile room ideal as a dining room or a fourth bedroom, enjoying lovely views over the front garden and featuring a charming shelf alcove in one corner.

Utility room - A valuable addition to the home, offering a cupboard for storage and space for a washing machine and dryer. Natural light enters through the window, and a practical work surface completes the room.



WC - With a concealed-cistern WC and a window bringing in natural light, this is a smart and practical addition to the ground floor.

#### FIRST FLOOR

Bedroom 1 - A generous, bright double bedroom enjoying elevated countryside views through the picture window, complete with a built-in cupboard for convenient storage.

Bedroom 2 - A bright double bedroom with attractive front-facing views across the countryside beyond.

Bedroom 3 - A single bedroom with side-facing views, ideal as a nursery or a home office.

Bathroom - Full of natural light, this bathroom includes a bath with overhead mains shower, a concealed-cistern WC, and a hand basin set within a vanity unit providing useful storage. Rear-facing views look out to the countryside beyond, complemented by a heated towel rail and full-height tiled splashbacks.

Landing - A bright landing with access to the attic, a built-in cupboard ideal for storing towels and bedding, and a rear-facing window bringing in natural light.

#### Externally

The front garden frames the home beautifully, laid to lawn with a central path leading invitingly to the front door and enclosed by hedging and fencing. A shared driveway runs down the side of the property to the detached garage at the rear. The back garden is mainly laid to lawn with a patio area close to the house, bordering open countryside and offering a wonderful place to relax and spend time outdoors.

Garage - A detached garage featuring an up-and-over door and an inspection pit present in the floor, with light and power installed, and a rear window allowing natural light to enter.



#### Useful Information

House built - approx. 1943.

Tenure - Freehold.

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

Heating - Gas central heating (boiler installed 2022).

Drainage - Mains.

New roof in 2016.

What3Words location - [///discusses.prevents.starring](#).



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Approximate total area<sup>(1)</sup>  
106.1 m<sup>2</sup>  
1144 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

(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.

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