



WATERHOUSE  
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# Laundry Cottage - Leasgill





## Features

- Immaculately presented three-bedroom detached home, built in 2021
- No onward chain – currently operating as a successful holiday let
- Impressive open-plan kitchen, dining and living room with countryside views
- Three spacious bedrooms, including a dual-aspect main bedroom with en-suite shower room
- Elevated balcony, private lawned garden and ample driveway parking

Laundry Cottage is an immaculately presented three-bedroom detached home, built in 2021, offered with no onward chain, ample parking and a private garden. Set within the sought-after village of Leasgill, it is currently a successful holiday let and would also make an ideal permanent home. Stepping inside, the bright entrance hallway creates an excellent first impression, complete with a bespoke fitted storage unit for coats and shoes. The ground floor also benefits from a useful utility room with external access and a stylish cloakroom. The impressive open-plan living space is a standout feature, offering a bright and versatile layout ideal for modern living. A central wood

burning stove provides an attractive focal point, while the dual-aspect design fills the room with natural light. The contemporary kitchen is fitted with sleek dove grey gloss handleless units, integrated appliances and a breakfast bar, flowing seamlessly into the spacious dining area. Large windows and doors open onto the elevated balcony, making the most of the lovely countryside views. Upstairs, the landing leads to three well-proportioned bedrooms and a beautifully appointed family bathroom. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while bedroom two is a spacious double with built-in

storage. Bedroom three offers flexibility as a guest bedroom, child's room or home office. The family bathroom is finished to a high standard and includes a walk-in rainfall shower, separate bath, floating vanity unit, illuminated LED mirror and heated towel rail. Externally, a generous driveway provides ample off-road parking. Paths lead around both sides of the property to the rear, where an elevated balcony accessed from the kitchen/dining room offers a wonderful space for outdoor dining and relaxing. The lawned rear garden is bordered by mature hedging, providing privacy and a pleasant outlook.



## GROUND FLOOR

Utility room - Accessed from the entrance hallway, the utility room provides a practical and well-designed space. Fitted with sleek dark grey base units complemented by contrasting wall-mounted cupboards and worktops. There is plumbing and space for a washing machine, along with a sink. A useful storage cupboard houses the water cylinder and provides additional storage, while a glazed door offers direct access to the rear garden.

Kitchen/ dining area - A beautifully presented open-plan kitchen and dining space, forming a sociable and well-designed area ideal for modern living. The kitchen is fitted with sleek dove grey gloss handleless units complemented by contemporary worktops, creating a clean and modern finish. It incorporates an induction hob with extractor above, double ovens with warming drawer, built-in fridge/freezer, dishwasher, and a stainless steel sink positioned beneath a window. A breakfast bar seamlessly connects the kitchen to the dining area, enhancing the sense of flow between the spaces. The dining area is generously proportioned and enjoys a dual-aspect outlook, with a large tilt-and-turn window and doors opening onto the balcony, allowing natural light to flood the room. It comfortably accommodates a dining table for 6-8 people, making it ideal for both everyday living and entertaining.

Living room - A stunning open-plan living area forming the heart of the home, seamlessly connecting to the kitchen and dining space—ideal for both everyday living and entertaining. A striking central wood burning stove acts as a focal point of the room, adding warmth and character. The space enjoys a dual-aspect layout, allowing natural light to flood through and enhancing the bright, airy feel throughout. Well-proportioned and thoughtfully arranged, it offers excellent flexibility for relaxing, dining, and socialising.





WC - Conveniently positioned beneath the staircase, the cloakroom is fitted with a contemporary two-piece suite comprising a WC and wash hand basin. Finished with modern light wood-effect wall tiling, the space also benefits from an illuminated LED mirror, creating a stylish and practical ground floor cloakroom.

#### FIRST FLOOR

Bedroom 1 - A spacious dual-aspect double bedroom enjoying plenty of natural light from windows overlooking the front and side of the property. The room offers ample space for a large bed and additional bedroom furniture, while benefitting from a range of built-in wardrobes providing hanging space and shelving. An en-suite shower room completes this well-proportioned principal bedroom.

En-suite - Accessed from the main bedroom, the contemporary en-suite is fitted with a large mains-fed walk-in shower with full-height tiling, a wash hand basin set within a vanity unit providing useful storage, a low-level WC and a heated towel rail. An illuminated LED mirror completes this stylish and well-appointed shower room.

Bedroom 2 - Positioned at the rear of the property, this spacious double bedroom enjoys views to the side and benefits from a large Velux window, allowing plenty of natural light to fill the room. A generous built-in storage cupboard provides excellent storage, making this a comfortable and practical bedroom.

Bedroom 3 - Currently arranged with two single beds, this versatile room would make an ideal guest bedroom, children's room, home office or hobby space. Positioned at the front of the property, it benefits from built-in wardrobes providing useful storage while still offering ample floor space.

Bathroom - A large and beautifully finished bathroom, designed to a high standard and fully tiled throughout. The suite includes a spacious walk-in shower with mains-fed rainfall-style shower, alongside a bathtub. A floating wash hand basin with integrated storage drawers provides a practical yet stylish vanity area, complemented by an illuminated LED mirror above. The room also benefits from a WC and a heated towel rail for added comfort.

#### Externally

The property is approached via an extensive driveway leading down to the house, providing ample parking and being enclosed by a traditional stone wall, offering a sense of privacy and character. Paths run to either side of the property, leading around to the rear where there is an elevated balcony patio area accessed directly from the kitchen/dining room—ideal for outdoor seating and entertaining while enjoying the outlook. The lower garden is mainly laid to lawn and bordered by mature hedging at the rear, providing additional privacy. The garden enjoys a lovely open outlook across surrounding countryside fields, which can also be appreciated from the elevated balcony area.

#### Useful Information

Tenure - Freehold.

House Built - 2021.

Council tax band - Currently business rates - Westmorland & Furness Council (property currently used as a holiday let) .

Heating - Underfloor heating throughout.

Drainage - Mains.

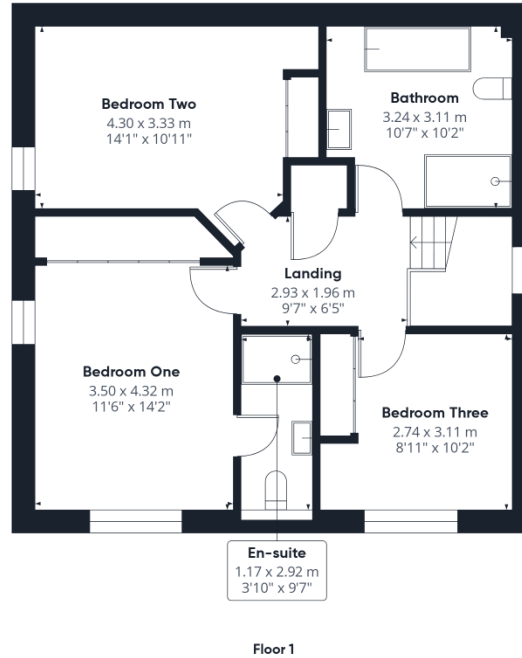
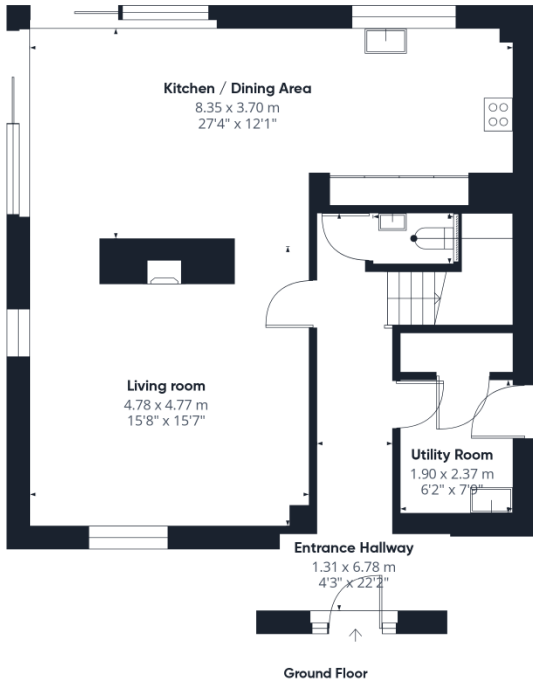
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Approximate total area<sup>(1)</sup>  
120.6 m<sup>2</sup>  
1300 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		105
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</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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