



Levens

£425,000

Orchard Lodge, Main Street, Levens, Kendal, LA8 8NB

Welcome to Orchard Lodge, situated in the highly sought-after village of Levens. Enjoying a peaceful yet well-connected setting, the property is within easy reach of the village's excellent local amenities, including a shop, primary school, pub, church and village hall, whilst the market town of Kendal and Junction 36 of the M6 are just a short drive away. Surrounded by beautiful countryside, Orchard Lodge perfectly combines rural charm with everyday convenience.

This delightful four-bedroom detached bungalow offers spacious accommodation, off-road parking and a garage. Whilst the property would benefit from modernisation, it presents an excellent opportunity to create a wonderful family home, complemented by exceptional landscaped gardens that provide both privacy and low-maintenance enjoyment.

Quick Overview

- Detached bungalow
- Four bedrooms
- Open plan living and dining area
- Lateral living
- Ample storage space throughout
- Attractive private gardens
- Sought after village setting
- No onward chain!
- Garage and Off-Road Parking
- Ultrafast broadband speed*



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TBC



Ultrafast
Broadband



Garage & Off-
Road Parking

Property Reference: K7313



Front External

Approaching the property via the driveway, the front door opens into a welcoming entrance porch. From here, a useful storage cupboard with internal shelving provides excellent space for coats, shoes and household items. A further door leads into the central hallway, which provides access to all principal rooms and benefits from engineered oak flooring, which continues through the main living areas.

The spacious open-plan living and dining room is light and inviting, featuring engineered oak flooring and three large front-aspect windows overlooking the attractive gardens, allowing natural light to flood the room. The dining area enjoys pleasant views over the rear garden and comfortably accommodates a family dining table, creating an ideal space for everyday living and entertaining alike.



Entrance

The kitchen is fitted with a range of wall and base units and incorporates a four-ring electric Millar hob with extractor hood over, integrated oven and grill, microwave housing, integrated fridge freezer, sink with half drainer and tiled splashbacks. The engineered oak flooring continues into the kitchen, where rear-facing windows overlook the garden. A door leads into the rear porch, which provides plumbing and space for either a stacked washing machine and tumble dryer or a combined washer-dryer appliance, together with access to the rear garden.

Returning to the hallway, there is a separate cloakroom comprising a WC and wash hand basin with rear-facing window. Lying next door is the wet room, fitted with a WC, wash hand basin, shower with handheld attachment, heated towel rail and fully tiled walls.

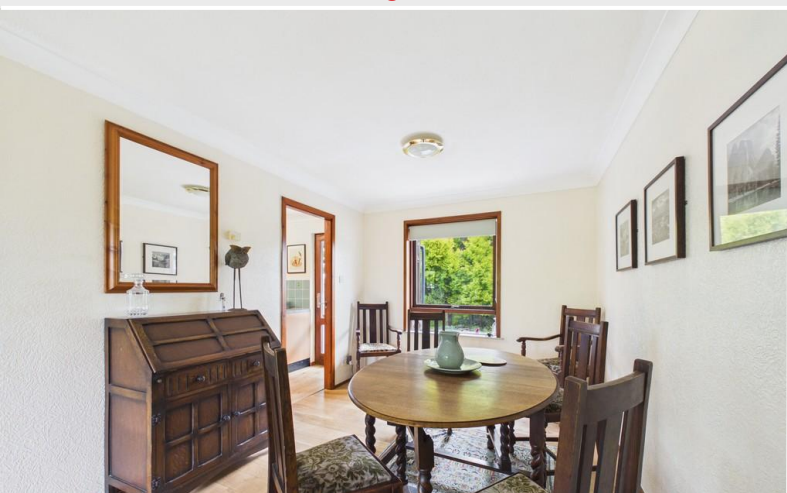
Two useful storage cupboards are located within the hallway, one serving as an airing cupboard housing the hot water cylinder, whilst the second provides additional shelved storage.



Living Area

The sleeping accommodation comprises four bedrooms. Bedroom One is a generous double room positioned to the front elevation and benefits from deep flush-fitting wardrobes. Bedroom Two is a further double room overlooking the rear garden. Bedroom Four is a front-facing single bedroom with flush-fitting built-in wardrobes, whilst Bedroom Three is another single bedroom situated to the rear, also benefiting from flush-fitting built-in wardrobes.

Externally, Orchard Lodge enjoys beautifully landscaped Lakeland stone walled gardens to both the front and rear, enclosed by mature planting and established boundaries that create a peaceful and private setting.



Dining Area

To the front, a well-maintained lawn is bordered by an abundance of mature shrubs, trees and established planting, creating an attractive approach to the property. Nestled within the impressive Lakeland stone walled garden is a decorative gravelled courtyard featuring a striking central stone fire pit, complemented by a substantial stone bench seating area. Surrounded by mature greenery, this unique outdoor space provides a tranquil setting for entertaining or relaxing throughout the seasons.

A flagged pathway leads around the side of the property to the impressive rear garden, which has been thoughtfully landscaped to create a series of distinctive outdoor spaces. A beautiful ornamental pond, surrounded by natural stone, mature evergreen planting and colourful seasonal flowers, provides a peaceful focal point and



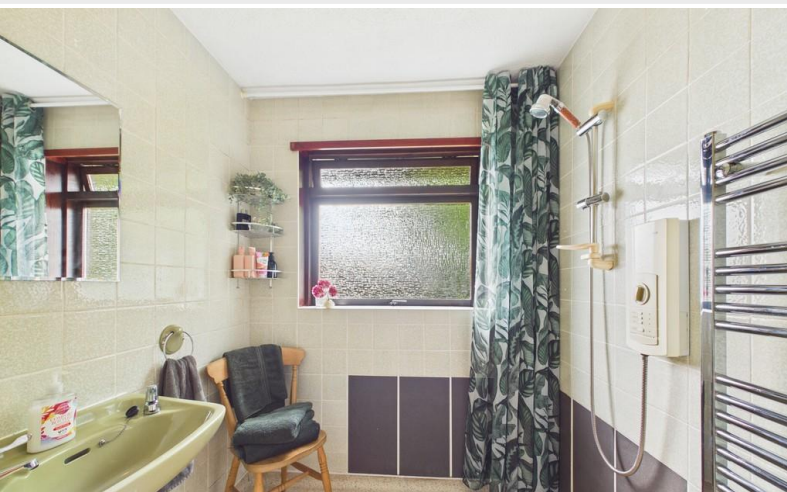
Kitchen



Kitchen



Cloakroom



Wetroom



Bedroom One



Bedroom Two

enhances the garden's sense of tranquillity.

Beyond, a unique handcrafted timber pavilion has been constructed around a mature tree, creating an exceptional covered seating and entertaining area with integrated stone benches beneath a canopy, offering a truly one-of-a-kind feature that perfectly complements the surrounding gardens. The extensive lawn, mature specimen trees and established planting combine to create an idyllic setting that offers privacy, character and year-round enjoyment, all enclosed within the property's attractive Lakeland stone walls.

The detached garage is situated adjacent to the rear garden and benefits from an up-and-over door, together with an attached greenhouse, offering excellent storage, workshop potential or additional gardening space.

Early viewing is highly recommended to fully appreciate the unique character, generous accommodation and exceptional gardens that Orchard Lodge has to offer. The property will particularly appeal to families, retirees or purchasers seeking a peaceful village lifestyle with the opportunity to modernise and personalise a home in one of South Lakeland's most desirable locations.

Accommodation with approximate dimensions:

- Ground Floor
- Entrance Porch
- Cupboard
- Entrance Hall
- Living Room 10' 10" x 19' 1" (3.31m x 5.84m)
- Dining Room 10' 9" x 9' 2" (3.29m x 2.81m)
- Kitchen 10' 4" x 9' 6" (3.16m x 2.92m)
- Rear Porch
- WC
- Wetroom
- Airing Cupboard
- Storage Cupboard
- Bedroom One 11' 11" x 10' 4" (3.65m x 3.17m)
- Bedroom Two 9' 2" x 10' 5" (2.81m x 3.18m)
- Bedroom Three 8' 4" x 7' 9" (2.56m x 2.37m)
- Bedroom Four 8' 10" x 7' 5" (2.71m x 2.28m)
- Garage
- Parking: Garage & Off-Road Parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band E

Services: Electric storage heating, mains water, mains drainage and mains electricity.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///left.tungsten.pigment](http://left.tungsten.pigment)
From Kendal proceed south along Milnthorpe Road and onto the south bound carriageway of the A591. Take the first exit and follow the signs to Milnthorpe - A6 (third exit from the



Bedroom Three



Bedroom Three



Rear Garden



Front Garden



Driveway / Garage

roundabout onto the A590 and the first exit onto the A6). At the next junction (in front of Levens Hall) turn right and follow the signs to Levens, passing under the A590 fly-over road and up the hill into Levens village. Continue along the road until the village shop, turning right onto Main Street, the turn to Orchard Lodge is the first right.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Agents Note: Please note, this property is constructed with a timber frame.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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Ground Floor
Approx. 120.3 sq. metres (1295.1 sq. feet)



Total area: approx. 120.3 sq. metres (1295.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

Orchard Lodge, Main Street, Levens

A thought from the owners...

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