







Langshan

A place like no other

22 Viver Green, Hincaster, LA7 7FR

Langshan is an exquisite, architect-designed home nestled within the exclusive Viver Green development in the peaceful hamlet of Hincaster. This striking residence offers the ultimate blend of sustainable design, contemporary luxury, and countryside tranquillity. With expansive views, a generous plot, and a seamless connection to nature, Langshan is a rare opportunity to experience modern eco-living at its finest.

Quick Overview

- Luxurious Architect Designed Eco Home
- Semi-Detached
- Four Bedrooms
- Open-Plan Living Room
- Bespoke Kitchen
- Premium Appliances Fitted Within The Kitchen
- Master Bedroom with Dressing Room and En-Suite
- Underfloor Heating
- South Facing Garden
- B4RN Broadband Available







Stunning Location

Situated within a small, prestigious enclave, 22 Viver Green is a home of exceptional quality and design. Every element has been thoughtfully considered—from the flow of natural light to the integration of cutting-edge energy systems—creating a home that is as efficient as it is beautiful. Its distinctive architecture, paired with premium materials and craftsmanship, sets it apart as a standout property in the region.

Ideally located for those who value both serenity and connectivity, Langshan sits between three of the UK's most celebrated landscapes: the Lake District National Park, the Yorkshire Dales, and the Arncliffe & Silverdale Area of Outstanding Natural Beauty.

Despite its peaceful surroundings, the property is just a ten-minute drive from Oxenholme railway station, with direct connections to London in under three hours. The M6 motorway is less than three miles away, and the nearby market town of Kendal offers a thriving arts scene, independent shops, and excellent educational opportunities.



Welcome

A sense of drama and elegance greets you upon entering Langshan. The entrance hall, featuring a bold slate feature wall and bathed in natural light, sets the tone for the refined interiors beyond.

This welcoming space, with oak flooring throughout the ground floor, invites you to explore further into a home that balances scale with intimacy and style with comfort.

The ground floor also includes a separate snug, ideal as a home office, playroom, or quiet retreat. Practicality has not been overlooked, with a spacious utility room and a cloak-room, all cleverly incorporated into the design.

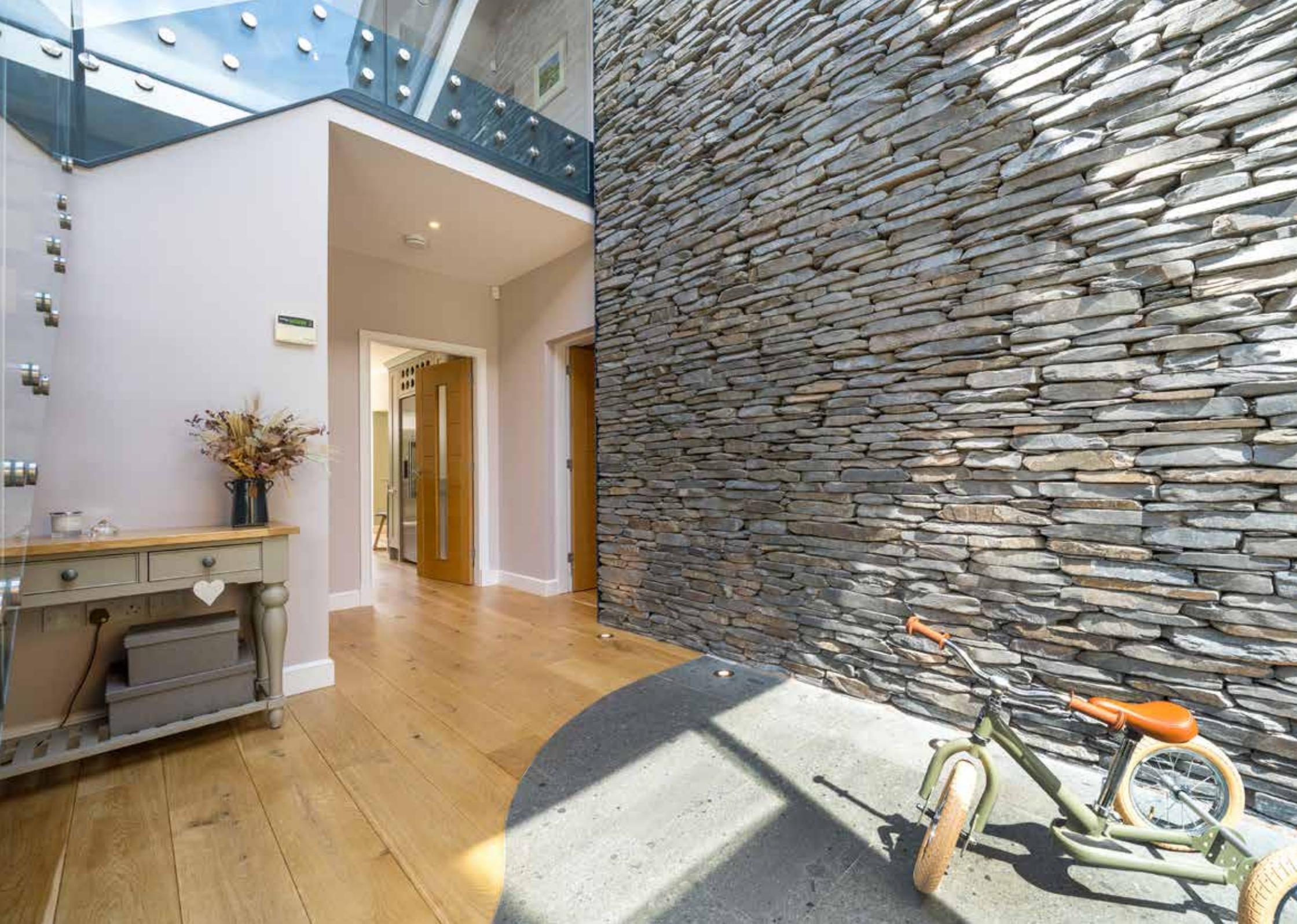
Specifications

Kitchen / Dining Room
7.47m x 4.24m / 24.6ft x 13.11ft

Living Room
6.2m x 3.91m / 20.4ft x 12.10ft

Snug
4.17m x 3.00m / 13.8ft x 9.10ft









Light & Bright Living

At the heart of the home is a stunning open-plan living area designed for modern family life and effortless entertaining.

The bespoke kitchen, with handcrafted cabinetry and sleek Burlington slate work surfaces, is both practical and elegant. It is equipped with premium appliances, including dual NEFF ovens, a warming drawer, an induction hob with extractor, a wine fridge, integrated dishwasher, instant hot water tap, and space for an American-style fridge freezer.

Flowing seamlessly from the kitchen is a light-filled dining area, where a full-height wall of glass frames captivating views of the surrounding landscape and opens onto the rear garden. Adjoining this space is a beautifully appointed living room, where a slate-clad chimney breast and a cosy wood-burning stove create a perfect setting for relaxed evenings or lively gatherings.



A room with a view

Upstairs, the home continues to impress with its thoughtful layout and abundance of natural light.

The galleried landing leads to the principal suite, that offers the feel of a boutique retreat.

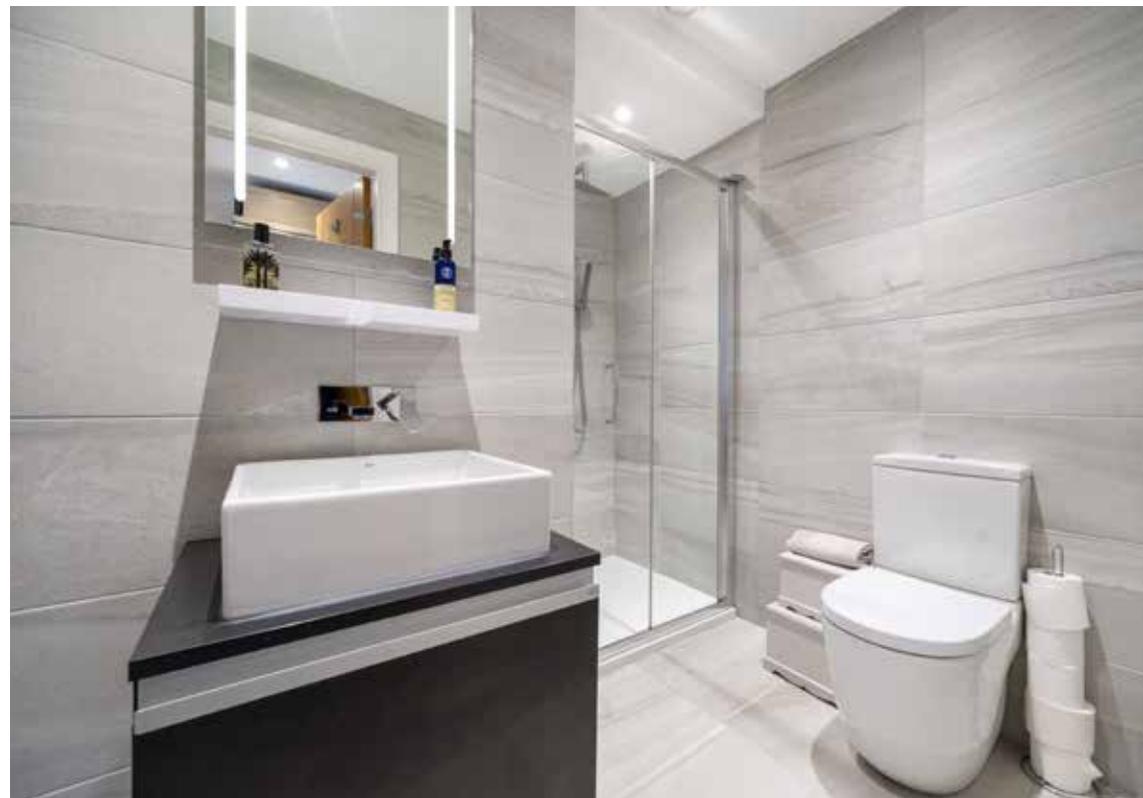
Here, a vaulted ceiling and apex window frame panoramic countryside views, while French doors open onto a private balcony. A spacious dressing room and a luxurious en-suite bathroom with sleek contemporary Roca finishes complete the suite.

Specifications

Bedroom One

4.42m x 3.25m / 14.6ft x 10.8ft







Specifications

Bedroom Two

4.06m x 2.95m / 13.4ft x 9.8ft

Bedroom Three

3.25m x 3m / 10.8ft x 9.10ft

Bedroom Four

3.94m x 3.15m / 12.11ft x 10.4ft

Bedrooms Galore

Three further bedrooms provide flexible accommodation for family or guests.

One of these rooms features a charming mezzanine level, perfect for older children, teenagers, or visitors seeking a little extra privacy.

The family bathroom is equally luxurious, fitted with a four-piece suite that includes a freestanding bath, a walk-in shower, a stylish vanity basin, and high-quality Roca fittings throughout.



Gardens

Langshan's outdoor spaces have been designed with as much care and intention as the interior.

The front of the property is approached via a generous driveway finished with decorative slate chippings, bordered by raised beds planted with mature greenery.

To the rear, the substantial south facing garden offers a tranquil haven with a series of landscaped areas for dining, lounging, and quiet enjoyment.

Expansive lawns and wildflower beds are complemented by multiple patios, creating ideal spots for entertaining or relaxing in the sunshine. Adjacent to the stone wall boundary overlooking the open field stands a small orchard, with a variety of established fruit trees, adding charm and seasonal interest, further enhancing the sense of privacy and connection to the natural world.

A garden pod, complete with heating and lighting, add an additional use of space for a small gym, hobby room or summer house.









Environment in mind

Completed in 2016, Langshan has been designed with a forward-thinking commitment to sustainability and energy efficiency. The entire home benefits from underfloor heating powered by an air source heat pump, with each room individually thermostatically controlled for optimal comfort. The majority of windows are triple glazed. Solar PV panels contribute to the home's electricity needs, while a mechanical ventilation system ensures a constant supply of fresh, filtered air throughout the property-without the need to open windows.

Every detail, from insulation to orientation, has been thoughtfully considered to ensure the home is as efficient as it is luxurious. The result is a property that not only reduces environmental impact but also provides year-round comfort and reduced running costs.

Langshan at 22 Viver Green offers more than a beautiful place to live. It provides a lifestyle defined by harmony, elegance, and environmental integrity. For those seeking a luxurious, future-focused home in one of Cumbria's most beautiful rural settings, this extraordinary property is truly incredible.

Floorplan

Viver Green, Milnthorpe, LA

Approximate Area = 2242 sq ft / 208.2 sq m (excludes void)

For identification only - Not to scale



Viver Green, Hincaster, LA7

For identification only - not to scale



MEZZANINE



Important Information

Parking:

Off Road Parking for up to 6 cars.

Tenure:

Freehold (Vacant possession upon completion).

Council Tax Band:

Band F - Westmorland and Furness Council.

Services:

Mains water and electricity. Private drainage Klagester system located in field off Viver Lane shared with 23 properties.

Energy Performance Certificate:

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

What3Words:

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Directions:

From the Hackney & Leigh Arside Office head towards Milnthorpe along Station Road and turn left under the Railway Bridge and continue along the Sandside Road heading to Milnthorpe.

At the Milnthorpe crossroads, continue straight across and past Dallam School and take a slight left at the signpost for Hincaster. Continue on this road until you reach Woodhouse Lane and turn right and then take the next left heading to Hincaster. Continue on Viver Lane and Viver Green is located on the left hand side.

Broadband Speeds:

B4RN Ultrafast broadband available



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Viewings

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