



Underwood

Leasgill



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Freehold £925,000

A charming detached Edwardian residence situated in the tranquil village of Leasgill offering a superb blend of period character and modern comfort. Set against a backdrop of breathtaking open countryside, the property enjoys an idyllic setting that is truly special.

Internally, the home has been meticulously maintained and sensitively modernised to a high standard, providing generous and versatile living accommodation throughout, complemented by a wealth of beautiful original features. The ground floor comprises an inviting living room with a log burner, an impressive open-plan kitchen and dining room enjoying dual-aspect views and offering an ideal space for everyday living and entertaining, a bright garden room, utility room, WC, and a striking hallway with entrance porch. To the first floor are four well-proportioned double bedrooms, with the master bedroom benefitting from wonderful views toward Arnside and beyond, along with an en-suite shower room. A beautifully appointed four-piece family bathroom completes the accommodation. Externally, the property is set within thoughtfully landscaped and well-maintained gardens, featuring mature borders, established trees, and traditional stone walls, with plenty of space to sit and enjoy the peaceful surroundings. The rear garden offers a lovely outlook across open fields and is further enhanced by a greenhouse and several useful outbuildings, making it ideal for gardening enthusiasts. A large driveway provides ample parking and is complemented by a detached garage with an EV charging point, together creating a setting that is both picturesque and highly functional. The quaint village of Leasgill is conveniently located just two miles from Milnthorpe and benefits from an hourly bus service, with both the M6 motorway and Oxenholme train station accessible within a ten-minute drive. In the neighbouring village of Heversham, residents can enjoy a wealth of amenities including an historic 8th-century church, a variety of sporting facilities, and numerous scenic walks, most notably to Heversham Head. The village is home to the Athenaeum, which hosts regular community activities such as playgroups, fitness classes and talks, as well as a popular 'pop-up' pub and a venue available for private hire. The renowned Levens Hall, dating back to 1250, is only a short walk from the property and offers world-famous topiary gardens, a fascinating historic house to explore, and an impressive restaurant, all set within beautiful surroundings.





GROUND FLOOR

Entrance porch - A wonderful entrance into the home, offering views over the beautiful front gardens and filled with natural light. This is the perfect space for removing boots, shoes, and coats before entering the main accommodation, with a practical tiled floor underfoot.

Hallway - A generous, characterful, and spacious hallway featuring an impressive original tiled floor, open to the staircase leading to the first floor and providing access to all main ground-floor accommodation.

Living room - A spacious yet cosy separate living room featuring a charming log burner that adds warmth and character. Large deep-silled windows provide dual-aspect views and cosy built-in seating, filling the room with natural light. A wood-clad feature wall enhances the brightness and contributes to the room's inviting, homely feel.

Kitchen - A wealth of beautiful rhubarb-and-cream oak base and wall units, complete with display cabinets, and is complemented by sleek quartz work surfaces. Integrated appliances include a waist-height double oven, dishwasher, fridge, Belfast-style sink and drainer, and an induction hob. Set within the alcove is the Aga, featuring an AIMS system that allows you to programme when it is on or off. There is ample central space for an island or dining table. The window frames lovely views of the rear garden, and a door leads through to the garden room. The kitchen opens into the dining room, creating an effortless flow for social living and benefitting from an abundance of natural light.

Dining room - A wonderful social space with front-facing views over the garden and open access to the kitchen. This lovely dining room is filled with natural light, and the deep window sill creates a charming window seat – an ideal spot to sit, relax, and enjoy the outlook. The original open fireplace, adds character and charm. There is ample space for a formal dining table to seat eight comfortably, perfect for meals and entertaining, and a dresser in the continuation of the wooden kitchen units beautifully ties the two rooms together.

Garden room - A fantastic and versatile addition to the home – enjoying an abundance of natural light and offering a completely flexible space for dining, relaxing, and socialising. Accessed from the garden as well as from the kitchen and utility room, the tiled floor flows throughout, while the glazed windows and roof ensure daylight can be enjoyed from morning to evening.

Utility room - Accessed from the garden room, this well-equipped utility room provides excellent storage and houses the boiler, with ample space for an American-style fridge-freezer. A circular sink set into a chunky wooden work surface adds character, and there is space for a washing machine, keeping the kitchen free from clutter. A Velux window and a glazed door with stained-glass detailing allow natural light to illuminate the room beautifully.

WC - A must have for all homes, this handy ground floor cloakroom consists of a concealed cistern W.C., a wall mounted hand basin with a built-in storage cupboard and a window allowing natural light in. Half wood panelling adorns the walls, there is a heated towel rail and hanging space.

FIRST FLOOR

Bedroom 1 - A generous and bright master bedroom offering front-facing views over the gardens towards Arnside and the viaduct beyond, complete with a quaint window seat perfectly positioned to enjoy the outlook. Fitted wardrobes span one wall, providing an abundance of storage, while wood-panelled walls add a cosy and characterful touch.

En-suite - A modern and sleek en-suite featuring a walk-in, mains-fed shower with a rainfall head and separate handheld attachment, a W.C., and a hand basin set within a vanity unit. A wood-effect feature panel adds warmth to the shower area, while a tall heated towel rail provides practicality. A built-in shower alcove offers the perfect spot for keeping shampoo and soap neatly stored, and gunmetal fixtures lend a stylish, sophisticated finish.

Bedroom 2 - A bright and comfortable front-facing double bedroom, enjoying open views towards the fells and beyond, complete with a well-designed built-in cupboard and shelving unit.

Bedroom 3 - Centrally located and enjoying lovely front-facing views, this light-filled double bedroom features attractive half-panelled walls and stylish floating bedside shelves.

Bedroom 4 - A rear-facing double bedroom, currently utilised as a home office, enjoying pleasant views over the gardens and offering access to the attic.

Bathroom - A beautifully appointed four-piece bathroom featuring a bath, a spacious walk-in shower with mains-fed rainfall and handheld attachments, WC, and a hand basin set within a vanity unit. Wood flooring and elegant half-panelled walls add warmth and character, while a radiator/towel rail and a deep-silled window provide comfort and abundant natural light, with open views towards nearby fields.

Landing - A generous and spacious landing providing access to all first-floor rooms and showcasing a timeless oak parquet floor. A large window on the half-landing floods the space with natural light.

Garage - A generous detached garage positioned at the head of the driveway, featuring an electric up-and-over roller door to the front, with power and lighting installed. Two double-glazed windows provide plenty of natural light internally, and an external EV charging point is also in place.

Outbuildings

Outbuilding 1 - A great space complete with power, lighting, and a double-glazed window allowing natural light in. There is also a handy sink with a hot water tap, and plenty of room for storage or use as a utility area.

Outbuilding 2 - An additional dry storage area ideal for wood and garden tools, with convenient access from the road allowing wood to be delivered directly through a chute.

W.C - A handy external working W.C. with a tap – ideal for use after a full day spent gardening!

Externally

Traditional stone walls invite you into the private driveway, which provides parking for various vehicles, complemented by an additional gravelled area to the side offering further parking and a convenient turning area. The driveway continues alongside the house, leading to a generous detached garage equipped with an EV charging point. A raised formal lawn sits proudly in front of the home framed by mature trees and shrubs. This creates a picturesque outlook enjoyed from all front-facing windows. Tiered flower beds rise towards the property and are thoughtfully planted to provide colour and interest throughout the seasons. Several seating areas to the front allow you to enjoy the sun, peace, and tranquillity of the area. The gardens border open fields, ensuring an abundance of wildlife and a strong connection to the natural landscape. To the rear, the garden is both private and secure, featuring a central lawn surrounded by well-stocked borders and winding paths that lead past a charming natural water feature and pond. At the far end of the garden sits a raised patio, offering elevated, private views across the fields beyond. A greenhouse and raised beds provide opportunities for home growing, while traditional stone boundary walls create a wonderfully sheltered and secluded space to relax and enjoy the setting.

Useful Information

Tenure - Freehold.

House built - 1901.

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

Heating - Gas central heating with new radiators installed.

Internet - B4RN hyperfast internet installed.

Drainage - Mains.

Double glazed sash windows throughout - replaced in 2021.

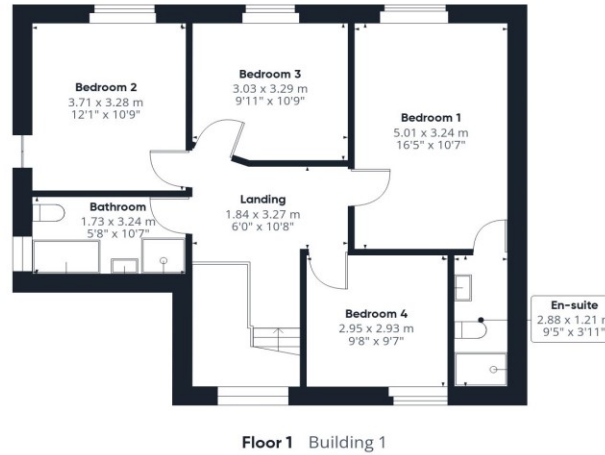
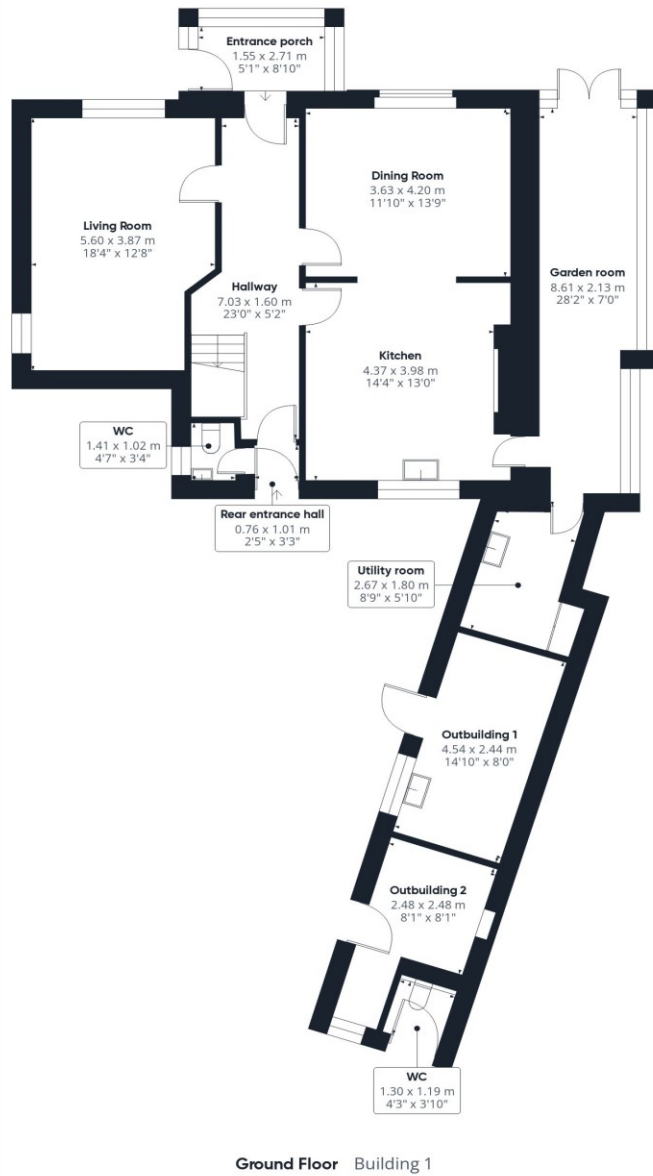
New carpets and redecorated in the last year.

What3Words location - ///motivates.liked.cries.









Approximate total area⁽¹⁾

216.6 m²
2332 ft²

(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.

GIRAFFE360

Waterhouse Estate Agents

10 Park Road,
Milnthorpe, LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk

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