



Levens

£425,000

3 Church Close, Levens, Kendal, LA8 8QE

A rare opportunity to acquire a substantial detached family home offering exceptionally spacious and versatile accommodation in the heart of the highly sought-after village of Levens. Boasting four generous double bedrooms, extensive reception space and flexible ground floor living, this impressive property presents the perfect opportunity for a growing family or those looking for a home they can tailor to their own tastes. While now ready for modernisation, the property offers outstanding potential to create a superb family residence in one of South Lakeland's most desirable village locations.

Quick Overview

- Substantial detached home
- Located in the heart of Levens
- Four generous double bedrooms
- Spacious reception rooms
- Fitted kitchen
- Study/5th bedroom with en-suite shower room
- Ample off road parking
- Low maintenance garden
- Scope to modernise
- B4RN broadband available*



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B4RN



Off road parking

Property Reference: K7331



Hallway



Study/Bedroom Five



Downstairs Shower Room



Kitchen

Located in the centre of the thriving village of Levens, the property enjoys easy access to a range of local amenities including a village shop with outreach Post Office, reputable primary school, churches and a popular village pub. The market town of Kendal, the village of Milnthorpe and Junction 36 of the M6 are all within easy reach, making this an excellent location for both commuters and those wishing to enjoy the nearby Lake District and surrounding countryside.

Early viewing is highly recommended to fully appreciate the generous proportions, flexible layout and exciting potential this delightful home has to offer.

Stepping through the front door, you are welcomed into a versatile study which could equally serve as a fifth bedroom or guest suite. This room benefits from its own en-suite shower room, fitted with a shower cubicle, wash hand basin and WC, complemented by tiled walls, a window and extractor fan.

From here, a door leads into the welcoming hallway, where stairs rise to the first floor and a useful understairs storage cupboard provides practical everyday storage. Doors lead through to the reception rooms and kitchen.

The spacious living room enjoys dual aspects to the front and side, allowing plenty of natural light to flood the room. A feature open fireplace with a wood-burning stove set upon a tiled hearth creates an attractive focal point and a cosy atmosphere.

The separate dining room offers further generous reception space, making it ideal for family meals or entertaining guests, with a pleasant side aspect overlooking the garden.

The fitted kitchen comprises a range of wall and base units with complementary work surfaces incorporating an inset sink and drainer. Integrated appliances include; an AEG four-ring electric hob with concealed extractor and built-in oven, together with plumbing for a dishwasher and space for a fridge/freezer. A window overlooks the driveway, while doors provide access to the integral garage and a useful rear porch, offering excellent storage for coats and footwear together with external access to the driveway.

The first floor is accessed via a split-level landing, where there is a useful airing cupboard housing the hot water cylinder together with access to the loft.

The bedroom accommodation is particularly impressive, with four well-proportioned double bedrooms.

The principal bedroom is a spacious double enjoying far-reaching countryside views together with a Velux roof light. Bedroom two is another excellent-sized double room with two windows enjoying attractive views towards the Lyth Valley and benefits from a useful built-in cupboard. Bedroom three is equally generous, enjoying both side and rear aspects along with a built-in storage cupboard. Bedroom four is another comfortable double bedroom with delightful views across the Lyth Valley.

The family bathroom is fitted with a comprehensive five-piece suite comprising a panelled bath, separate shower cubicle with Mira shower, wash hand basin, WC and bidet. The room is finished with



Living Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

part-tiled walls, a Velux roof light, side window and radiator.

Externally, the property continues to impress. A long private driveway provides ample off-road parking for several vehicles and leads to the integral garage. Pathways to both sides of the property provide access around the house, where there are water butts, mature flower beds, a wood store and attractive stone wall boundaries.

To the front, the generous garden enjoys a paved seating area, lawn, mature planting, established flower beds and a striking mature tree, creating an attractive outdoor space to relax and enjoy. A timber garden shed provides further useful storage.

Properties of this size, flexibility and potential within the heart of Levens rarely become available. Offering generous family accommodation with the opportunity to modernise, 3 Church Close represents a fantastic opportunity to create a wonderful long-term home.

Arrange your viewing today to fully appreciate the exceptional space, versatility and potential this delightful village property has to offer.

Accommodation with approximate dimensions:

Ground Floor

Study/Bedroom Five

7' 11" x 9' 6" (2.43m x 2.90m)

Shower Room

Inner Hall

Living Room

11' 8" x 16' 9" (3.58m x 5.13m)

Dining Room

11' 8" x 10' 9" (3.58m x 3.29m)

Kitchen

7' 10" x 13' 0" (2.41m x 3.97m)

Rear Porch

Integral Garage

9' 8" x 18' 8" (2.97m x 5.69m)

First Floor

Landing

Bedroom One

10' 0" x 18' 2" (3.05m x 5.54m)

Bedroom Two

11' 8" x 14' 1" (3.56m x 4.30m)

Bedroom Three

11' 8" x 11' 4" (3.58m x 3.46m)

Bedroom Four

7' 11" x 9' 6" (2.43m x 2.91m)

Family Bathroom

Parking: Off road parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness - Band E.

Services: Mains gas, Mains water, mains electricity and mains drainage.

Request a Viewing Online or Call 01539 729711



Bedroom One



Bathroom



Front Garden



Driveway



Side garden

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

What3Words & Directions: [///wharfs.retrain.workroom](http://wharfs.retrain.workroom)

Situated on the fringe of the Village, the cottage can be found by entering the Village at the southerly end from the A590. Bare right at the Hare and Hounds onto Church Road and proceed up the hill and turn right into Church Close and number 3 is the first property on your right hand side.

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).

Agent Note: We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

Meet the Team

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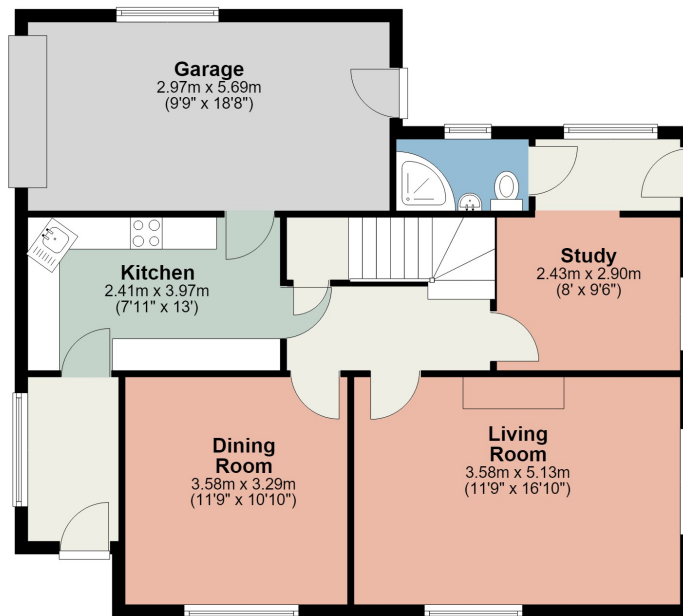


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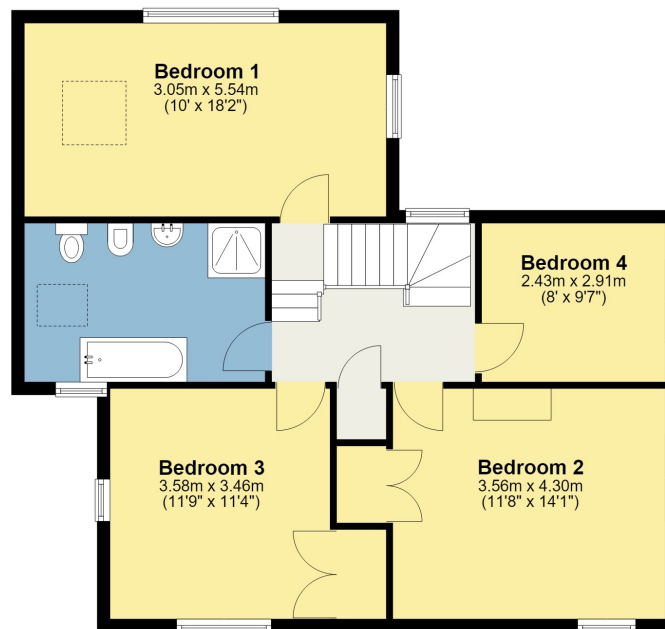
Ground Floor

Approx. 77.7 sq. metres (836.2 sq. feet)
(excluding unnamed room)



First Floor

Approx. 74.8 sq. metres (805.0 sq. feet)



Total area: approx. 152.5 sq. metres (1641.2 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.

3 Church Close, Levens

A thought from the owners... " Gating the drive provided a safe spacious play area. An enjoyable 40 years in our summer cool, winter warm home".

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