



Levens

£595,000

Erquy, Brigsteer Road, Levens, Kendal, Cumbria, LA8 8NU

This four-bedroom, two-bathroom bungalow is situated in the picturesque village of Levens and offers a truly elevated living experience. Step inside and be greeted by the spacious open plan style living room, perfect for relaxing and entertaining where the large windows flood the room with natural light, while offering breath-taking views of the Kent Estuary and the majestic Lake District fells.

The popular village of Levens is situated on the fringe of the Lake District National Park and boasts a pub with good food and a village store, whilst the bustling market town of Kendal with its independent shops, bars, restaurants is just six miles away. Set on an elevated site, the property boasts well-tended gardens and with no upward chain an early appointment to view is highly recommended.

Quick Overview

Detached Bungalow set in a desirable village location

Elevated position with far reaching views

Spacious open plan style living room with deep bay

Fitted kitchen and separate dining room

Four bedrooms and two bathrooms

Well tended gardens

Detached garage & driveway

Double glazed & gas central heating

No upward chain

Ultrafast Broadband speed 1000MBPS



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1000 MBPS



GARAGE & PARKING

Property Reference: K6758



Location: Levens Village can be approached from either the A6 or A590 and enjoys a position on the edge of the South Lakeland National Park with easy access to the M6 motorway and road and rail networks. Levens enjoys a thriving community and still boasts a traditional village store, fine church, inn, village hall and primary school, and has easy access to the market towns of Kendal and Milnthorpe.



Deep bay with stunning views



Dining Room



Fitted Kitchen

Entering Levens from the south, continue past the primary school and at the village shop, bear right into Main Street. At the junction continue straight ahead onto Brigsteer Road, following the road along taking the left-hand turn signposted for Brigsteer and Underbarrow. Continue along and just before the 30mph zone, take a right-hand turn up a shared private drive; take the first right and as the drive splits take the left fork signposted Erquy, where parking is available at the bottom of the drive or continue up to the top where a parking space can be found to the side of the garage.

Property Overview:

A short flight of steps from the gardens lead up to the front entrance where a sheltered open canopy porch opens into a glazed porch with a circular feature window to the side, slate flooring and a panelled ceiling.

Then entering into the light and airy open plan style living room with its deep bay with wrap round windows and sliding patio doors opening out onto the west facing terrace - with ever changing views throughout the seasons both far reaching and un-interrupted. Looking south down to the Kent estuary with Arnside Viaduct in the distance, then west across to Whitbarrow Scar with the Lakeland fells to the north. The stone fireplace has an inset living flame gas fire and a polished hearth. There is a deep cupboard providing storage and a display alcove to the side of the fireplace with light and shelf. An opening leads through:

Into the dining room with a hatch into the kitchen and sliding patio doors that lead out to a sheltered west facing terrace perfect for taking in the views and alfresco dining.

Just off the living room is the kitchen which overlooks the rear garden. Fitted and equipped with a range of wall and base units, with complementary working surfaces and an inset Franke bowl and half stainless steel sink. Kitchen appliances comprise a built in oven and microwave, integrated dishwasher and fridge



Open plan style living room with deep bay



Bedroom 1 with fitted wardrobes



freezer. Open to a small utility area with plumbing for a washing machine, wall mounted gas boiler and door to the rear.

From the living room the inner hallway provides the access to the four bedrooms, two overlooking the front gardens with the distant views, both with fitted wardrobes and one with an en-suite shower room and to the rear two further bedrooms. The house bathroom has a three piece suite with part tiled walls, a heated towel rail and vertical radiator, and a high level window.

Accommodation with approximate dimensions:

Open Canopy Entrance

Entrance Porch

Open Plan Style Living Room

20' 3" x 15' 4" (6.17m x 4.67m) plus deep bay 12' 10" x 8' 9" (3.91m x 2.67m)

Dining Room

15' 1" x 13' 6" (4.6m x 4.11m)

Fitted Kitchen

12' 4" x 8' 0" (3.76m x 2.44m)

Utility Area

Inner Hallway

Bedroom 1

12' 10" x 9' 11" (3.91m x 3.02m)

Bedroom 2 with En-Suite

11' x 10' 2" (3.35m x 3.1m)

Bedroom 3

11' x 7' 5" (3.35m x 2.26m)

Bedroom 4

8' 8" x 6' 9" (2.64m x 2.06m)

Bathroom

Outside:

Detached Garage 17' 5" x 9' 8" (5.31m x 2.95m) with up and over door, side window, power and light.

The property stands in an elevated position with a driveway to the front and well tended gardens that surround. Laid out over different levels with hedge screening, mature tree and conifers, lawns and well stocked flower beds and borders that provide colour and interest throughout the seasons. The lawns offer space for play and the excellent paved sun terrace a place to sit and soak up the splendid views as far as the eye can see, along with the sunshine all day long and stunning sunsets.



Bedroom 2 with En-suite



Bedroom 4



Splendid terrace with stunning views





Open plan style living room with deep bay



Front elevation



Services: mains electricity, mains gas and mains water.
Private Septic tank.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation..

Council Tax: Westmorland & Furness Council - Band F

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

Meet the Team

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Call **01539 729711** or request online.

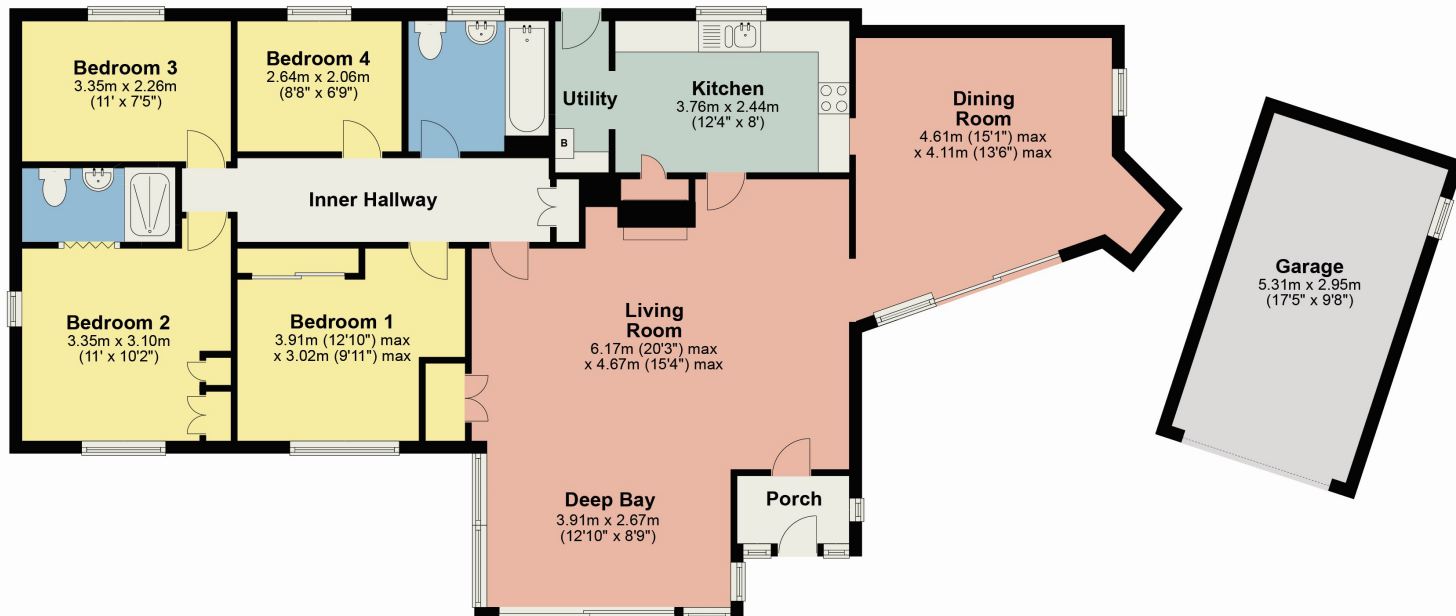


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This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6758

A thought from the owners – A comfortable home with every-changing, breathtaking views through the seasons: a hidden gem and oasis of peacefulness.

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