



Tudor Cottage, Main Street, Levens  
Asking Price £475,000

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Thomson Hayton Winkley



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## TUDOR COTTAGE

An attractive stone built mid terrace property situated in Levens village where there is a thriving community, village store, part time Post Office, The Hare and Hounds Public house/ Restaurant, church and well regarded Primary School. The village is on a bus route, has excellent road links to the M6 and offers easy access to the market town of Kendal and both the Lake District and Yorkshire Dales National Parks.

The well presented accommodation briefly comprises entrance hall, sitting room with an original cast iron range fireplace, dining room with woodburning stove, kitchen and utility room to the ground floor and three double bedrooms and a family bathroom on the first floor. The property benefits from double glazing and gas central heating.

In addition to this appealing property is a recently converted annexe with garden room and kitchenette, snug with woodburning stove, lounge and shower room and a divorced garden with summerhouse and bar.

On road parking applies.

## GROUND FLOOR

### ENTRANCE HALL

11' 6" max x 8' 2" max (3.52m x 2.50m)

Oak entrance door with double glazed feature window panel, radiator, understairs cupboard, tiled flooring.

### SITTING ROOM

20' 11" max x 14' 6" max (6.38m x 4.44m)

Two double glazed windows with one having a window seat, radiator, traditional cast iron open range fireplace with oak beam surround and tiled hearth, feature alcove, painted beam, recessed spotlights, wall lights, oak flooring.

### DINING ROOM

11' 6" max x 10' 3" max (3.52m x 3.14m)

Two double glazed windows, with one having a window seat, radiator, woodburning stove to feature fireplace, exposed beam, oak flooring.

### KITCHEN

11' 8" max x 8' 3" max (3.56m x 2.52m)

Double glazed window, good range of base and wall units, Belfast sink, solid oak worktops, space for cooker with glass splashback and extractor/filter over, space for fridge freezer, plumbing for dishwasher, exposed beam, recessed spotlights, fitted shelving, tiled splashbacks, Kirkstone green slate tiled floor.

### UTILITY ROOM/CRAFT ROOM

8' 9" max x 8' 6" max (2.68m x 2.60m)

Single glazed window, radiator, plumbing for washing machine, space for tumble dryer, fitted shelving, marble tiled flooring.





## FIRST FLOOR

### LANDING

15' 5" max x 8' 9" max (4.70m x 2.69m) Double glazed window with window seat, radiator.

### BEDROOM

25' 3" max x 9' 5" max (7.72m x 2.88m)

Double glazed window, electrically operated double glazed Velux window, two radiators, exposed beamwork, feature alcove, loft access.

### BEDROOM

14' 10" max x 11' 5" max (4.54m x 3.50m)

Double glazed window with window seat, radiator, exposed beam.

### BEDROOM

11' 9" x 10' 5" (3.60m x 3.20m)

Double glazed window with window seat, radiator, loft access.

## BATHROOM

10' 5" max x 9' 1" max (3.18m x 2.77m)

Double glazed window, heated towel radiator, underfloor heating, three piece suite in white comprises W.C. wash hand basin and bath with mixer shower, built in cupboard housing gas combination boiler, built in drawers, recessed spotlights, tiling to walls and floor.

## OUTSIDE

Located at the end of the terraces and accessed via the Annex lies a generous divorced garden with summerhouse with power, bar, patio, lawn, metal shed, timber shed, two external power points, water supply and a chicken coop. On road parking applies.

## ANNEXE

## GARDEN ROOM WITH KITCHENETTE

13' 1" x 8' 10" (3.99m x 2.70m) Oak entrance door with double glazed panel, double glazed French doors to garden, double glazed Velux window, bespoke base units and breakfast bar, undermounted stainless steel sink to granite worktops, space for fridge, plumbing for washing machine, fitted shelving, recessed spotlights, tiled splashbacks, limestone flagged flooring.

## SNUG

8' 10" x 5' 10" (2.70m x 1.80m)

Double glazed Velux window, electric radiator, freestanding woodburning stove, exposed stone wall and beam, fitted shelving, limestone flagged flooring.

## LOUNGE

8' 10" x 5' 10" (2.70m x 1.80m)

Double glazed Velux window, high level storage cupboard, exposed beam, fitted shelving, limestone flagged flooring.

## SHOWER ROOM

7' 9" x 3' 6" (2.38m x 1.09m)

Double glazed window, electric heated towel radiator, three piece suite comprises W.C. with concealed cistern, polished limestone wash hand basin to bespoke vanity, fully tiled walk in shower with electric shower fitment, fitted mirror with lighting, recessed spotlights, extractor fan, coving, tiling to walls, limestone flagged flooring.

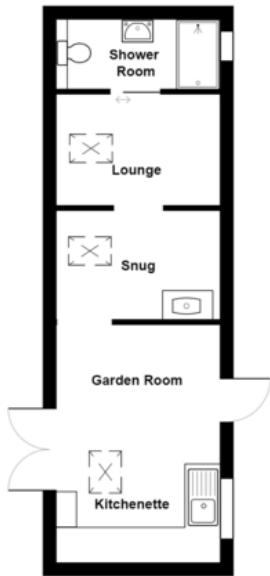
## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.



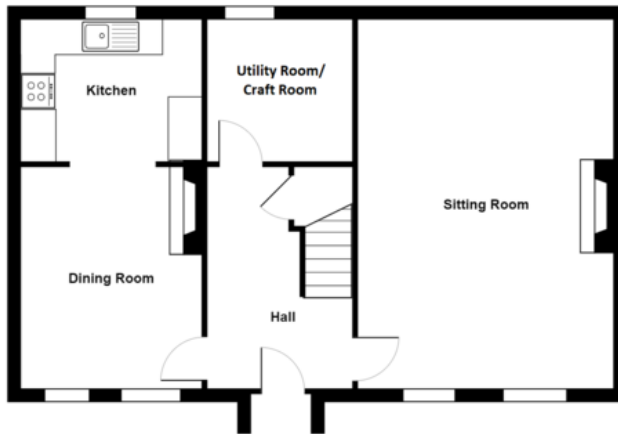


**Annexe**  
(not actual position  
in relation to property)

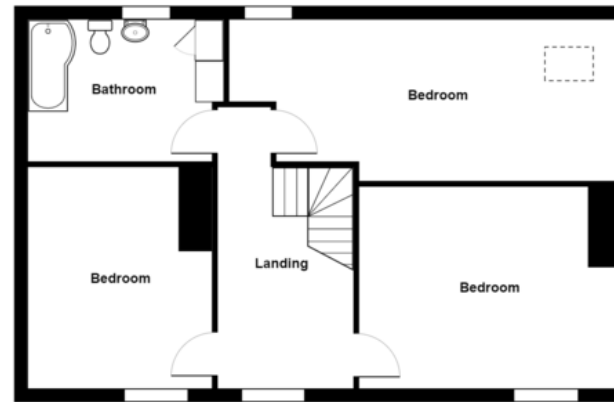


**Tudor Cottage, Main Street, Levens**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

From the bypass on the A590 take the 2nd turning into Levens village signposted Hare and Hounds. At the fork by the pub take the left hand road proceeding along Lowgate to turn right in to Levens lane and then left in to Main street where Tudor Cottage is located on the right just prior to the old post office.

**WHAT3WORDS:**

houseboat.cracking.congratulations

**Important Notice**

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