



SOUTH VIEW, MAIN STREET, LEVENS, KENDAL, CUMBRIA, LA8 8NB  
**£310,000**

**MILNE MOSER**  
SALES + LETTINGS



**SOUTH VIEW  
MAIN STREET  
LEVENS, KENDAL  
LA8 8NB**



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**OVERVIEW**

Centrally located within the popular village of Levens, South View is a period property with a wealth of character and lots of potential. Larger than expected, the property has three double bedrooms and two reception spaces. Beamed ceilings run through the ground floor and there are thick walls and deep-set windows on both floors. From the first floor are views across the Lyth Valley towards Whitbarrow Scar and the property boasts a pretty mature cottage style garden at the rear. Available with no onward chain, there is fantastic potential to create a wonderful forever home and there is scope to reconfigure the layout for more modern living whilst retaining the integrity of the original house. Well located for the village shop, primary school, bus stop and pub.

**ACCOMMODATION**

From Main Street, a part glazed door leads into:

**DINING ROOM/SNUG**

9' 1" x 14' 0" (2.77m x 4.27m)

A window faces the front aspect and there are exposed beams to the ceiling. Stone plinth and electric fire and two ceiling lights.

**KITCHEN**

9' 0" x 7' 0" (2.74m x 2.13m)

A UPVC double glazed window overlooks the rear garden and a character door connects to the rear porch. Fitted with basic base units, wood block effect worktop and a sink unit. There is space for an electric cooker, plumbing for a washing machine and space







for an undercounter fridge. Tiled splashbacks, a ceiling light radiator and wall mounted pine plate rack.

#### REAR PORCH

UPVC double glazed windows and a door leading to the rear garden. Ceiling light.

#### LOUNGE DINER

20' 6" x 13' 6" (6.24m x 4.11m)

A good sized room with three UPVC double glazed windows facing onto Main Street. There are exposed beams and timbers to the ceiling, four ceiling lights and a radiator. Stone fire place, hearth and mantel. There is a generous under stairs cupboard with a window, shelving and a flagged floor.

#### LANDING

Pine panelling to some of the walls, a ceiling light and access to a loft space. Character window overlooking the rear garden.

#### BEDROOM

10' 5" x 13' 6" (3.17m x 4.11m) excluding wardrobes

The largest of the three double bedrooms has a double wardrobe with sliding doors, a radiator and ceiling light. The UPVC double glazed looks over rooftops at the front towards Whitbarrow Scar.

#### BEDROOM

10' 0" x 11' 2" (3.04m x 3.41m)

Also facing the front, the second double bedroom has a UPVC double glazed window with pleasant outlook, a radiator and a ceiling light.

#### BEDROOM

9' 0" x 13' 11" (2.74m x 4.25m)

The third bedroom has a radiator, ceiling light and a window with lovely view over rooftops and the Lyth Valley.

#### SHOWER ROOM

9' 1" x 7' 4" (2.77m x 2.24m) max

Fitted with a shower cubicle and Mira shower, a pedestal wash hand basin and a WC. There is aqua board panelling to the shower cubicle, part tiled walls, a ceiling light and radiator. The Worcester boiler is housed in a cupboard and there is a shaver point.





#### EXTERNAL

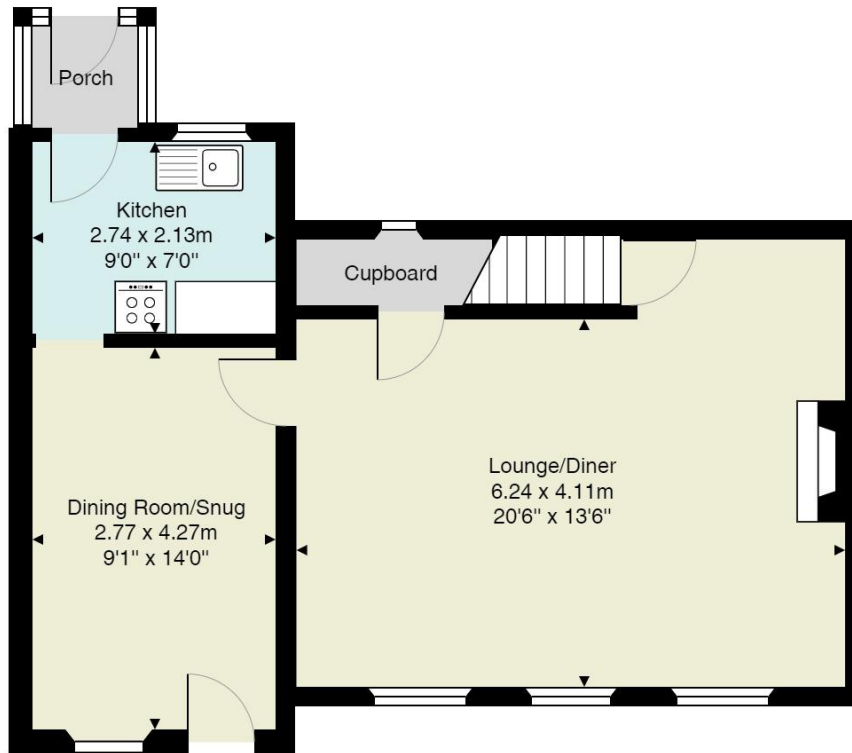
To the front of the house is a pretty border filled with cottage style perennials - a shared gated path at the side leads to the rear garden. Enclosed, the rear garden has a private feel, planted with evergreens and mature borders filled with perennials and annuals. A lawn provides space for play or relaxation and there is a small patio space.

#### DIRECTIONS

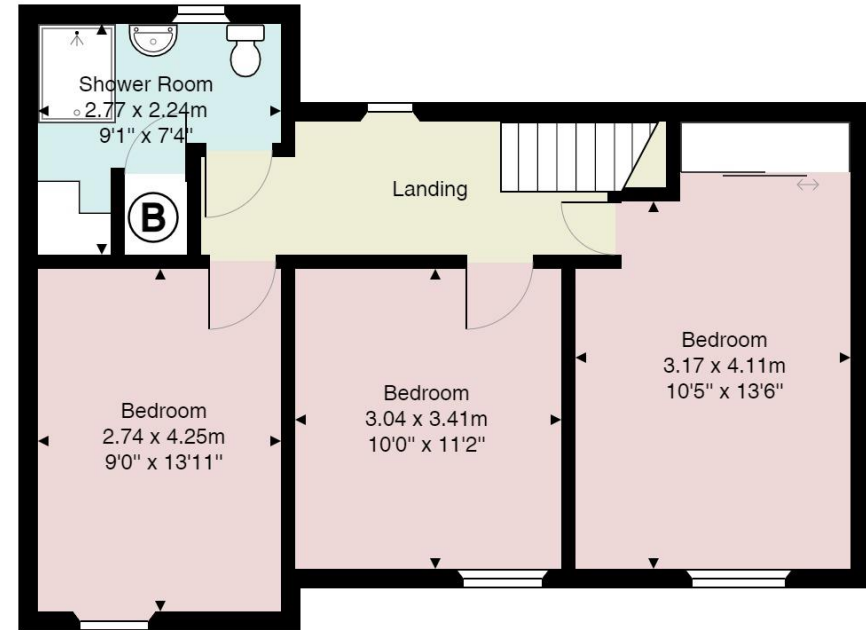
From the centre of Levens with the bus stop layby on the left, follow on Main Street round to the right towards Brigsteer. The property is located just a short distance on the right hand side.

[what3words///roving.slouched.radar](https://www.what3words.com/roving.slouched.radar)





Ground Floor



1st Floor

Approximate Total Area: 102.5 m<sup>2</sup> ... 1104 ft<sup>2</sup>

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only









### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage  
 Tenure: Freehold  
 Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Score	Energy rating	Current	Potential
92+	<b>A</b>		105 A
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



### ARRANGE A VIEWING

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