



Force Lane

Levens, Kendal, LA8 8ED

Guide Price £835,000



- Substantial 5 bed Bungalow
- Ideal for Intergenerational Living or Conversion to One House
- Annexe is 2-Beds and Master Ensuite
- Block Built Stables
- Rear Garden with Patio, Lawns and Mature Fruit Trees
- Currently Two Dwellings, a Private Home and an Annexe Used as a Holiday Let
- Private Dwelling is 3-Bed with Master Ensuite
- Two Large Brick-Built Garages
- Generous Courtyard to the Front for Parking Multiple Vehicles
- Council Tax B (Two Acres) & C (The Annexe)

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Two Acres is a substantial bungalow set in its own private grounds with wonderful open views, generous internal space, and having the benefits of large double garages and a stable block. In its current configuration, it is split into TWO dwellings, with the main house being a three-bed home and the 'Annexe' alongside being a two-bed bungalow which is currently used as a successful holiday let. The property is ideal for buyers looking for a home with an income, or perhaps those searching for property to support inter-generational living. Alternatively, there is the potential to convert the bungalow into one single large home.

The property was completely refurbished around 2015 to include a new roof over all the buildings, re-plastered internally throughout, new glazing, and re-wiring, so you know you are buying into a well sorted and cared for home.

The summary of the accommodation is: House One - Kitchen/diner, beautiful living room with vaulted ceiling and wide bifolds, three bedrooms with the master being ensuite, and a family bathroom. House Two (The Annexe) comprises of an entrance hall, living room, two double bedrooms with the master being ensuite, and a family bathroom. Heating is by oil-fired boilers and it is all fully double glazed.

Outside there are two large brick built garages (7m x 4m) and a stable block. To the front of the property is a large gravel courtyard facilitating parking for multiple vehicles and there are generous gardens to the rear with a patio, lawn and mature trees. There are views over open countryside from the boundaries of the property.

Two Acres is located down a country lane just off the A590 which is the main road leading to Barrow & Furness meaning you can hear some road noise from the gardens. Kendal is just 5 miles away and the Lake District National Park is just a short drive away as is the M6, which can be accessed at Junction 36.

TWO ACRES - MAIN HOUSE

Positioned on the left end of the building, this is the main residency.

Kitchen/Diner

Accessed via the side of the building and into the kitchen/diner. The kitchen is fitted with a range of units at wall and base level and with contrasting stone work surfaces over. Integral appliances include an electric oven, built-in microwave, ceramic hob, undercounter fridge and freezer, and an inset bowl and drainer. There is a breakfast bar and plenty of space for a family sized dining table and chairs should you require. An internal door then leads to an inner hallway.

Inner Hall

Providing access to all the other accommodation including a useful storage cupboard which has space and plumbing for a washing machine.

Living Room

A beautiful vaulted ceiling room which is flooded with natural light from four skylight windows and a six-panel bifold door opening out onto the garden. There is a wood burning stove set on a tile plinth and recessed into the chimney. Plenty of space of sofas and chairs and a dining table too if required.

Master Bedroom

An ensuite double bedroom.

Ensuite

With a shower, wash-hand basin and WC.

Bedroom Two

As second double bedroom.

Bedroom Three

A single room.

Family Bathroom

A stylish bathroom comprising of a walk-in shower cubicle, a bath, double wash-hand basin, and WC.

HOUSE TWO - THE ANNEXE

The Annexe is currently used as a holiday rental (rated 'Superb' 9.0 on booking.com) and is a beautifully presented 2-bed bungalow set alongside the main residence.

Entrance Hall - The Annexe

You step into a welcoming hallway which provides access to all the accommodation.

Living Room - The Annexe

With French doors and side windows to the rear elevation overlooking a patio and the garden. There is a welcoming

hearth with a wood burner and room enough for a sofa, chairs and a dining table if required.

Kitchen - The Annexe

Fitted with modern shaker cabinets at wall and base level and with contrasting worktops over. The speahbacks are tiled as is the floor which extends into the hallway providing for a stylish coordinated look. Integral appliances include a ceramic hob with an overhead extractor, there are two oven/grills, undercounter fridge and freezer, plumining and space for either a washing machine or dishwasher, and a one-and-a-half bowl sink and drainer. You will also find the oil fired boiler located here.

Bedroom One - The Annexe

A large double bedroom with plenty of room for a double bed, side cabinets, wardrobes and chest-of-draws.

Ensuite - The Annexe

With fully tiled elevations and fitted with a walk-in shower cubicle, pedestal wash-hand basin, WC and a towel rail.

Bedroom Two - The Annexe

Family Bathroom - The Annexe

With a large panel bath, wall hung wash-hand basin, walk-in shower cubicle with a rainfall shower head, WC and a heated towel rail.

OUTSIDE

Forecourt

The entrance to Two Acres is between two stone gate posts off a country lane and you sweep into a generous driveway providing parking for multiple vehicles.

Garages

To the right of the courtyard are two brick built garages with large internal dimensions, wooden double door accesses, and light & power. With their peak roofs, finials and attractive stone elevations they complement bungalow and help to create an impressive frontage.

Stable Block

Block built and with timber facings, a large stable with concrete hard standing. With light and power.

Garden

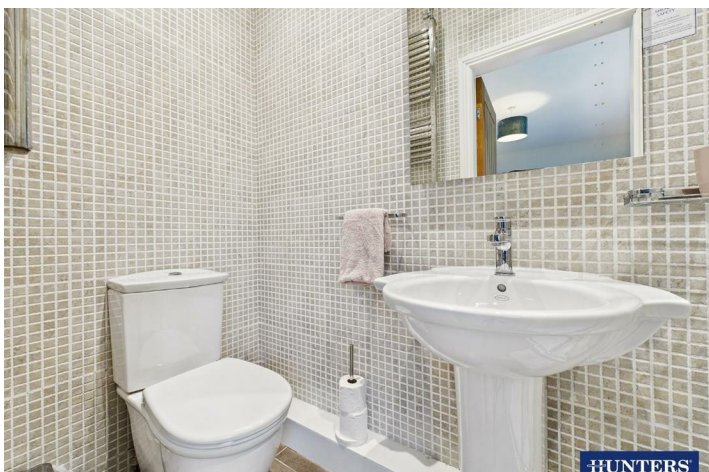
The garden wraps around the side of the bungalow but is mostly at the rear of the building with well kept lawns punctuated with mature fruiting trees and shrubs. There are long reaching views over field and countryside and a large stone patio provides a lovely place to sit and enjoy the sun.

NB

The property has a Septic Tank.

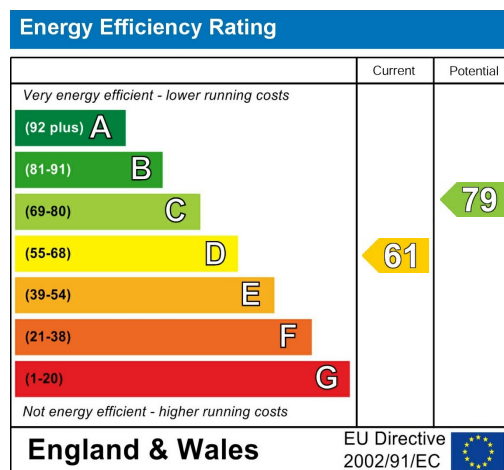
Floorplan







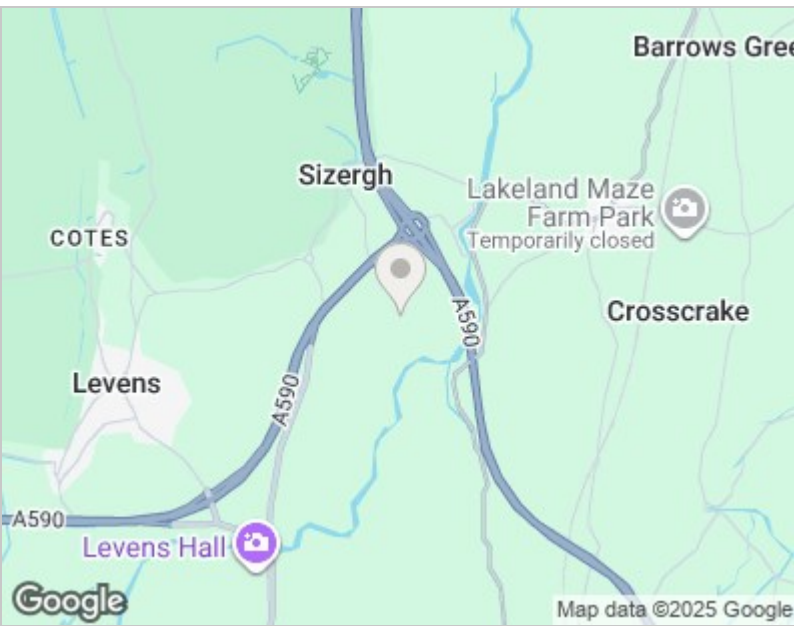
Energy Efficiency Graph



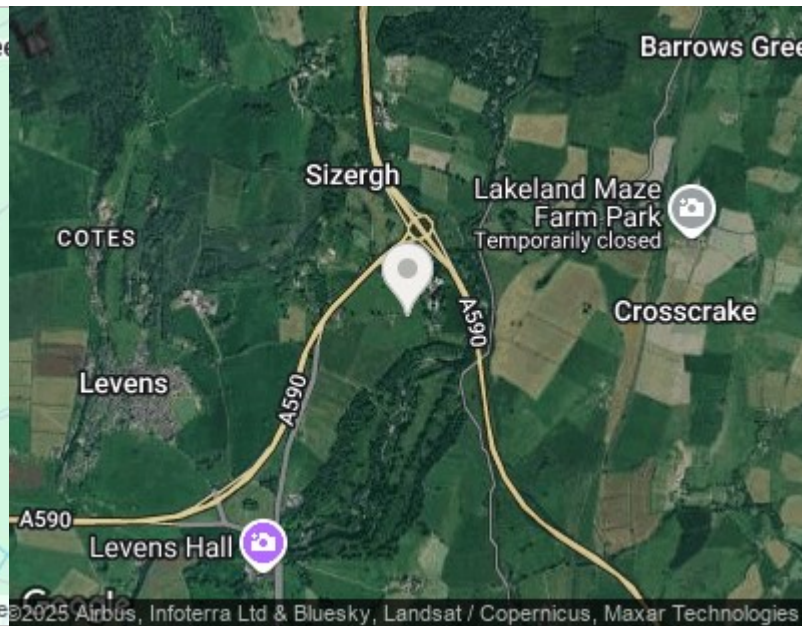
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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