JUNIPER HOUSE, CHURCH ROAD, LEVENS, KENDAL, CUMBRIA, LA8 8PP

£635,000

MILNE MOSER

SALES + LETTINGS

- EPC Grading A
- Tasteful Neutral Decor Throughout
- 180 Degree Views
- Versatile Layout
- Integrated Appliances
- Master Bedroom Ensuite
- Balcony

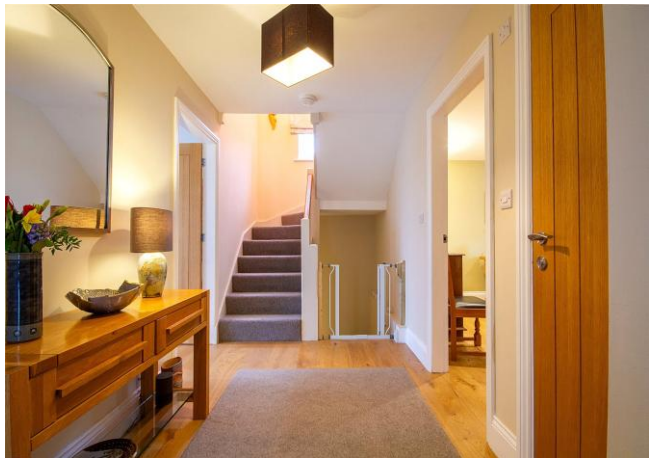
4 | 2 | 2 | PARKING

OVERVIEW

Driving past Juniper House, the unassuming exterior gives few clues as to the accommodation and views on offer - see the house from the garden and the size, design and contemporary architecture are all in full view. Built to a high specification with excellent green credentials, the property has PV solar panels, an air source heat pump, high performance double glazing and is certified as Air Tight. The house has been designed to take advantage of the sloping plot - the entry level has a generous kitchen diner and the lounge access to the balcony and fantastic views. The first floor boasts four bedrooms - three of which are doubles and the impressive master has an ensuite and breathtaking views. The lower ground floor extends the living space with a family room, perfect for Saturday night movies and there is a large utility store ideal for storing outdoor gear and the essential 'stuff' of any busy family. Off road parking, a side terrace and balcony plus a level lawned rear garden complete the picture. Levens is a perfect location for buyers looking for village life whilst still having access to local social and sports clubs, village hall, primary school, shop, pub (just a stone's throw away) and excellent travel links.

ACCOMMODATION

Arriving at the house, there are two parking spaces at the front and side, a well-placed EV charger ensures there is no struggling with long cables. The terrace at the side leads to



the main entrance door and further around to the balcony - this the first glimpse of the views beyond. Once in the hallway, pause to note the attractive wide board engineered wood floor that runs seamlessly without thresholds into the kitchen and lounge - lovely attention to detail. Stairs run to the first and lower floors and there is a cloakroom which could be adapted to a wet room. Turning left into the lounge, you will be drawn to the bi fold doors to take in the full view. Whitbarrow Scar, the Lyth Valley and distant fells are all visible and there is access to the west facing balcony, perfect for enjoying the evening sun. Back across the hallway, the L shaped kitchen diner has an extensive range of soft grey units, pan drawers, solid wood block worktops and integrated appliances. A generous family dining table easily fits within the space.

Ascending to the first floor, the stairwell has both a window and Velux rooflight ensuring it is light, bright and airy. Moving to the right into the master bedroom, the view from the full height gable window takes the breath away. Pull yourself away from the view to appreciate the size of the room and the perfectly appointed ensuite. Towards the front of the house are two further double bedrooms plus a single which would also make an ideal home office. The bathroom is a good size and tastefully appointed.

The lower ground floor has both practical and living areas. The hallway area has a plant room with the solar panel controls and heat store/cylinder and there is scope to create further storage cupboards. The living room is great for an extended family and is an excellent second TV room, hobby space, studio or playroom. The adjoining utility keeps laundry appliances tidied away and there is space for bikes, outdoor gear, DIY tools, etc.

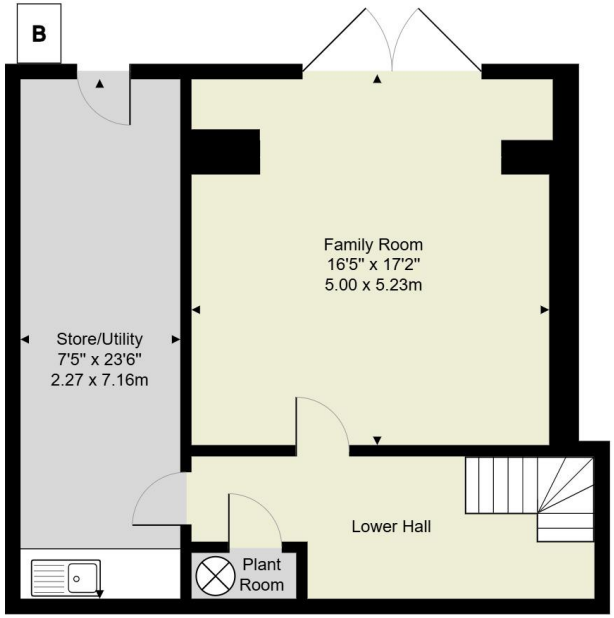
The balcony and terrace provide the perfect relaxing space for table and chairs, ideal for evenings of admiring the view. Steps lead down to the level lawned rear garden where there is a further patio, there is access to the garden from both the family room and utility. The air source heat pump is in the rear garden.

DIMENSIONS

Lounge 17' 4" x 12' 7" (5.28m x 3.84m)
Kitchen Diner 18' 9"/12' 5" x 16' 3"/11' 1" (5.72m/3.78m x 4.96m/3.37m)
Master Bedroom 17' 6" x 12' 5" (5.33m x 3.79m)
Ensuite 8' 4" x 4' 6" (2.55m x 1.38m)
Bedroom 8' 5" x 12' 5" (2.57m x 3.77m)
Bedroom 10' 2" x 8' 11" (3.09m x 2.73m)
Bedroom/Study 6' 9" x 6' 10" (2.06m x 2.07m)
Bathroom 8' 4" x 6' 10" (2.55m x 2.09m)
Family Room 16' 5" x 17' 2" (5.00m x 5.23m) max
Store/UtilityY 7' 5" x 23' 6" (2.27m x 7.16m)
Approx Total Area 2261 sq ft 210 sq mtr

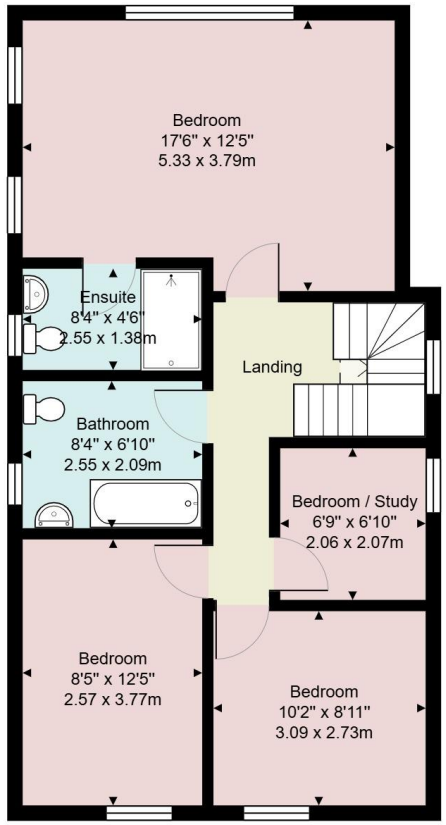
ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage. Under floor heating to ground and lower floors, radiators to first floor. PV solar panels, Air Source heat pump, high performance double glazing and Air Tight.
Tenure: Freehold
Council Tax Band: D
EPC Grading: A



Lower Ground Floor

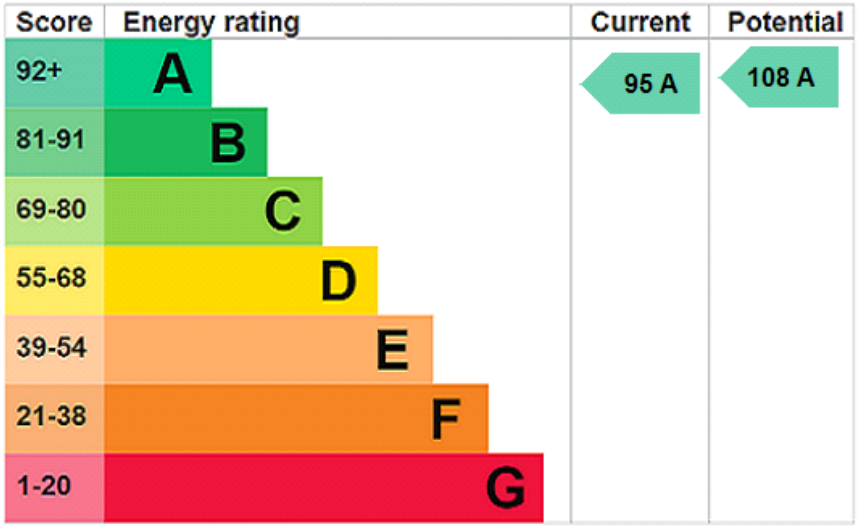
Ground Floor



1st Floor

Approx. Total Area: 2261 ft² ... 210.0 m²

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



To arrange your viewing contact our Milnthorpe Team:

If you would like further information or insights prior to viewing, please contact Lois Clifton

DIRECTIONS

Approaching Levens from A590 and A6, turn left just after the playing fields/primary school onto Church Road. Follow down Church Road passing the church and cemetery on the right and small green on the left. Juniper House is on the right hand side.
what3words///dial.indeed.clays

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