Leasgill House

MILNTHORPE

A STONE'S THROW

Leasgill House is a beautifully restored 18th-century home where heritage, craftsmanship and contemporary comfort come together with effortless grace. Set within generous landscaped gardens in the quiet village of Leasgill, this five-bedroom home offers space, warmth and refined character at every turn. Original stonework, exposed beams and thoughtful modern finishes create a sense of depth and authenticity, while the layout flows with an ease that suits both everyday life and relaxed entertaining.

WELCOME HOME

A welcoming hallway sets the tone, filled with natural light and finished with warm wooden flooring. Decorative detailing hints at the home's long history, while the arrangement of rooms offers a practical and intuitive sense of movement. Two elegant reception rooms sit to one side, connected yet subtly zoned to create versatility. The living room enjoys dual aspect windows that draw in gentle daylight, complemented by period alcove cupboards and a vertical radiator that adds a modern touch. The adjoining sitting room feels intimate and peaceful, elevated slightly to offer lovely views over the gardens.

The dining room at Leasgill House is a wonderful space for entertaining, where generous proportions and natural light create an atmosphere that feels both elegant and welcoming – perfect for long family lunches and memorable evenings with friends.

Across the hall, the dining room presents an atmospheric space for gatherings. A striking stone fireplace with a wood-burning stove brings depth and texture, balanced by the dark flagstone flooring that continues seamlessly into the kitchen. A window seat frames views of the leafy green lane, creating a charming corner for morning coffee or an evening book. This is a room designed for both lively conversation and quiet moments, held within walls that speak softly of the home's past.

The bespoke handmade kitchen forms the vibrant heart of Leasgill House. Stone flags pair beautifully with black granite work surfaces and a central island that doubles as a breakfast bar. The range cooker sits within a handsome recess, surrounded by cabinetry crafted with durability and elegance in mind. From here, french doors open onto the terrace, allowing the garden to become a natural extension of the living space during the warmer months. It is a kitchen that invites both creativity and connection, offering room to prepare meals while still feeling part of the occasion.

EFFORTLESS ELEGANCE

A lower ground floor adds a surprising layer of practicality. The utility room features exposed beams, a butler's sink and generous space for appliances, with ample storage tucked beneath the stairs. Around the corner, a quiet and atmospheric area serves as a wine cellar, perfectly suited to collectors or those who enjoy hosting.

RELAX IN COMFORT

Upstairs, three large bedrooms await. The principal bedroom offers a restful sanctuary with two sash windows and built-in storage. Its en-suite continues the home's blend of classic and contemporary design, featuring a monochrome palette, rainfall shower and high-cistern WC. The second bedroom enjoys views towards the Lakeland fells, allowing each morning to begin with a sense of calm and natural beauty.

The landing is a feature in itself. Exposed stonework adds rich texture, and two picture windows illuminate the staircase with soft light, creating inviting reading nooks that overlook the garden and fields beyond.

AND SO TO BED...

The family bathroom is both luxurious and atmospheric, with a freestanding roll-top bath, oversized tiles with underfloor heating and a generously sized walk-in shower. A vanity unit in warm wood and an exposed stone wall soften the space, creating a spa-like environment that encourages slow, unhurried evenings.

On the second floor. Bedrooms four and five mirror one another in scale and charm, each benefiting from dual aspect views, exposed beams, and stonework. These upper rooms feel peaceful and characterful, ideal for guests, growing children or creative studio spaces.

Flooded with light from two Velux windows, this space enjoys far-reaching views towards the fells. it would make a wonderful children's den, home office or quiet retreat. Eaves storage and original flooring enhance both function and charm.

Outside, the gardens extend the sense of privacy and tranquillity. Mature trees, shrubs and planting line the generous lawn, while a raised terrace offers views that stretch across fields. This south facing garden and terrace enjoy the sun right until the last drop slips over the hills, remaining warm in the winter and cool in the summer. Two outbuildings sit nearby, adding useful storage or creative potential. The carp pond brings a gentle, reflective quality to the garden, and a sheltered pergola entwined with grapevines creates an enchanting setting for year-round dining. For larger gatherings or simple relaxation, this is a space that encourages time spent outdoors. Electric gates open to a spacious driveway with parking for several vehicles, and a double garage provides further practicality.

OUT AND ABOUT

Leasgill House sits within a peaceful, well-connected village surrounded by beautiful countryside. Milnthorpe lies just two miles away, offering shops, schools and essentials. Heversham provides an 8th-century church, sports facilities and a popular walking route to Heversham Head. The Athenaeum hosts community events, fitness classes and pop-up pubs. Levens Hall, with its world-famous topiary gardens and historic house, is a short walk away. Excellent transport links include the M6 and Oxenholme station, both within a 10-minute drive.

With its rich history, inspiring interiors, and wonderfully private gardens, Leasgill House is a home of rare depth and warmth. It offers space to live, entertain and unwind, surrounded by scenery that lifts the spirit and a community that feels welcoming and grounded.

ASK THE OWNERS
WHERE DO I GO WHEN I NEED...

travel links?
It's a 10-minute drive to Oxenholme station, where you can get a direct train to all major cities. It's only about 7 mins to the M6 from the house, and 17 mins to Windermere.

a local walk?
Heversham Head is quite literally across the road from us. Levens Deer Park is also a walk from us and a beautiful spot in all seasons. We enjoy Arnside for a beach walk which is less than 10 minutes' drive. There are too many walks to list!

milk/bread?
Levens shop or Booths at Milnthorpe. There is also the Texaco petrol station in Milnthorpe, or Sizergh Barn if you want something more treat like.

lunch?
Levens Kitchen is by far the best choice. It's a walk away and brilliant food. Beetham Nursery is also a lovely spot for coffee and lunch.

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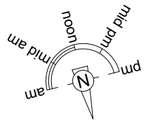
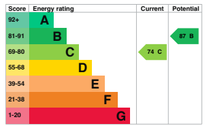
Approximate Gross Internal Area
Lower Ground Floor = 17.52 sq m / 188.58 sq ft
Ground Floor = 146.41 sq m / 1575.94 sq ft
First Floor = 75.05 sq m / 807.83 sq ft
Second Floor = 52.53 sq m / 565.43 sq ft
Total = 291.51 sq m / 3137.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1257103)





FINER DETAILS

Home
- Beautifully restored 18th-century 5-bedroom home
- Original features throughout
- 3 generous reception rooms
- Bespoke handmade kitchen with black granite work surfaces
- Generous double bedrooms on first floor with dual aspect views and original detailing
- Second floor versatile living space ideal for work, play or private retreat
- Lower ground floor utility room

Services
- Mains water and drainage
- Gas central heating
- Solar panels with battery storage for improved energy efficiency
- B4RN hyperfast broadband available
- Council tax band F
- Freehold

Grounds and Location
- Generous landscaped gardens with mature trees, formal lawns and beautifully planted borders
- Far-reaching views across the garden and open fields from the terrace
- Double garage with storage plus expansive driveway accessed via electric gates
- 2 versatile outbuildings offering workshop or storage potential
- Situated in the tranquil village of Leasgill, just 2 miles from Milnthorpe

*Items shown or described in this brochure are for illustrative purposes only and may not be included in the sale

Leasgill House, Leasgill, Milnthorpe, LA7 7ET

Directions: From Milnthorpe, take the A6 north for 1.6 miles. You will pass a lay-by on your left-hand side, and a row of business buildings on your right. Take the next turning on the right, up a single-track lane. Leasgill House is on your right, with a black gate and stone wall surrounding. Drive through the gate and park on the driveway.

WHAT3WORDS: search.albums.dress

To view Leasgill House

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