



Riverside Cottage, 2 Gowan Terrace, Staveley
Asking Price £375,000

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Thomson Hayton Winkley



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A charming traditional mid terrace cottage overlooking the River Gowan within the popular Lakeland village of Staveley. Having open plan kitchen, dining and living space, three bedrooms, bathroom, two en suite shower rooms, enclosed yard with outbuilding and gardens. On road parking.







RIVERSIDE COTTAGE

A well proportioned mid terrace cottage overlooking the River Gowan from the front aspect centrally located within the popular Lake District village of Staveley. The village boasts numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants, doctors surgery, chemist and the ever popular Mill Yard. Staveley is located between the market town of Kendal and Windermere village and is within easy reach of the M6.

The beautifully presented accommodation offers open plan kitchen, dining and living space with feature woodburning stove and a bathroom on the ground floor, two double bedrooms, with each having an en suite shower room on the first floor and a further bedroom on the second floor. The cottage benefits from double glazing and gas central heating.

Outside offers a small low maintenance garden to the front, enclosed yard with outbuilding at the rear and a detached garden. On road parking applies.

Riverside Cottage has been operating as a successful holiday let and is offered for sale with no upper chain.

All the contents are available for purchase under separate negotiation.

GROUND FLOOR

KITCHEN, DINING AND LIVING SPACE

23' 3" max x 14' 10" max (7.09m x 4.54m)

SITTING/DINING SPACE

15' 1" x 14' 10" (4.62m x 4.54m)

Painted entrance door with single glazed window over, double glazed window, traditional cast iron style radiator, freestanding woodburning stove on slate hearth, built in cupboard and shelving to alcoves, recessed spotlights, oak flooring.

KITCHEN

11' 0" max x 8' 1" max (3.36m x 2.48m)

Double glazed window, good range of base and wall unit, stainless steel sink, two built in ovens, five burner gas hob with stainless steel splashback and extractor hood over, integrated fridge and freezer, plumbing for washing machine and dishwasher, space for microwave, fitted shelving, recessed spotlights, tiled splashbacks, flagged flooring.

INNER HALL

6' 11" max x 3' 1" max (2.11m x 0.95m)

Double glazed door to rear yard, built in cupboard, flagged flooring.

BATHROOM

6' 7" max x 4' 11" max (2.02m x 1.50m)

Double glazed window, two heated towel radiators, three piece suite in white comprises W.C., wash hand basin with tiled splashback and bath with tiled splashback and thermostatic shower over, built in airing cupboard housing gas central heating boiler, fitted mirrored wall unit, recessed spotlights, wall ight with shaver point, tiled flooring.





FIRST FLOOR

LANDING

5' 5" max x 2' 9" max (1.66m x 0.85m)

Double glazed window to stairwell, understairs cupboard.

BEDROOM

11' 6" max x 10' 2" max (3.52m x 3.10m)

Two double glazed windows overlooking the river, traditional cast iron style radiator, built in wardrobe with lighting, fitted shelf, recessed spotlights.

EN SUITE

6' 10" x 2' 11" (2.10m x 0.91m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror and glass shelf, shaver point, recessed spotlights, extractor fan, wall light, partial tiling to walls.

BEDROOM

10' 2" x 9' 1" (3.10m x 2.77m)

Double glazed window, radiator, built in wardrobe with lighting, recessed spotlights.

EN SUITE

6' 11" x 2' 11" (2.11m x 0.91m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with electric shower fitment, fitted mirror and glass shelf, shaver point, recessed spotlights, extractor fan, wall light, partial tiling to walls.

SECOND FLOOR

BEDROOM

16' 2" max x 14' 9" max (4.94m x 4.51m)

Two double glazed Velux windows, radiator, eaves storage, recessed spotlights.

OUTBUILDING

10' 4" max x 8' 1" max (3.15m x 2.48m)

Timber door, light and power.

OUTSIDE

There is a low maintenance garden at the front of the cottage. The rear of the property has an enclosed yard with an outbuilding and a door leading to the rear access lane, beyond which lies a section of green space bordered with a raised bed. On road parking applies.

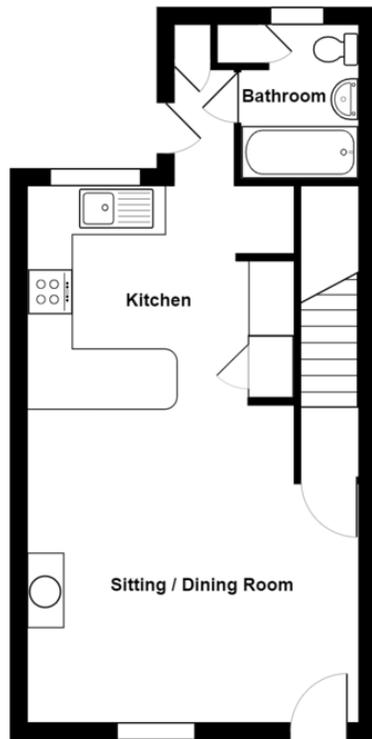
SERVICES

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

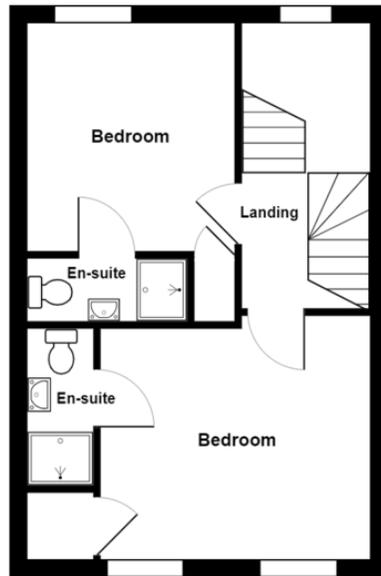
COUNCIL TAX BANDING

Currently Band deleted as per the Valuation Office website.

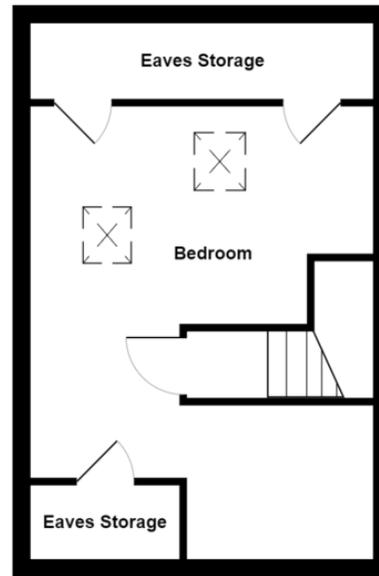




Ground Floor



First Floor



Second Floor

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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

Leave Windermere on the A591 towards Kendal. Take the second exit into Staveley (Kendal Road) and continue into the village. Upon reaching the Eagle and Child public house immediately bear left on to Gowan Terrace. Proceed straight ahead to find Riverside Cottage on the left hand side towards the end of the terraces.

WHAT3WORDS:

devoured.scribble.haven

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