

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Staveley

(Offers In Excess Of)

£650,000

Park End, Hall Lane, Staveley, Kendal, Cumbria, LA8 9QY

Park End is a spacious four bedroom, three bathroom semi-detached barn conversion located on the edge of the popular village of Staveley within the Lake District National Park, mid-way between the market town of Kendal to the south and Windermere to the north. Situated close to fabulous bridleways, providing instant access to the surrounding fells, the property benefits from a large workshop and plenty of off-road parking, along with a spacious garden with views of the surrounding open fields and fells.

The accommodation briefly comprises an open entrance hall, sitting room with large multi fuel stove, dining kitchen, utility room and two en-suite double bedrooms. To the lower ground floor are a two further bedrooms and a large bathroom. The property is partly double glazed and oil fired heated and has the charm of exposed beams and feature barn windows throughout.

Quick Overview

Attractive Semi-Detached Barn Conversion

Four Good Sized Bedrooms

Popular Location to the North of Staveley

Two En-suite Bedrooms

Spacious Utility Room

Located within the Lake District National Park

Fabulous Rural Location

Splendid Garden to the Front

Large Workshop

Ultrafast B4RN Broadband - 1000Mbps



4



3



2



E



1000Mbps



Off-Road Parking

Property Reference: K6574



Parking to the Rear



Lower Ground Floor Hallway



Sitting Room



View to the Front

Location: From Kendal leave the A591 at the first turning to Staveley village. Continue along Main Street, passing the village Pharmacy turning right onto Silver Street. Turn right onto the bridge crossing the river onto Hall Lane. Continue for approximately 1.5 miles, reaching the end of the road. Park End can be found directly on the left-hand side with parking to the front of the property, down the driveway.

Property Overview: Park End is located at the end of Hall Lane to the northerly edge of the village of Staveley within the Lake District National Park. Enjoying easy access to popular bridleways the property is a must for those that enjoy outdoor activities, in particular walking, mountain biking and horse riding. Located close to all the amenities the village has to offer, with its railway station, various shops and cafes, butchers, chemist, post office and doctors' surgery. The village also boasts a primary school and the popular mill yard with the well-known Wilf's café and the Hawkeshead Brewery.

The semi detached barn conversion stands in a slightly elevated position with the principal rooms and the gardens enjoying the fine views across the delightful south Lakeland landscape to the front.

The large garage with its adjoining workshop offers plenty of space for those with hobbies in mind and the driveway to the front and second driveway to the rear offers ample off-road parking for several vehicles. The large garden, with pond is set over two levels, enjoying an attractive lawn whilst taking in the far-reaching views of the fells beyond.

Approaching from the rear you are led into a large entrance hall with stairs directly in front leading to the lower ground floor. Open planned you are led directly into the kitchen/dining room with the most picturesque views across open fields to the front. The kitchen comprises: attractive wall and base units, Belfast sink, integrated Hisense microwave and oven. Induction hob with extractor over. Complete with part tiled walls, space for American fridge freezer and attractive part slate floor this room offers ideal open working space for those with busy families.

A very handy utility room is located just to the side of the dining kitchen. With a couple of steps leading down this room provides ample space for a washing machine and tumble dryer, with boiler and sink overlooking the rear of the property.

Moving through to the sitting room you will be delighted by the space and views this room boasts. With double glazed patio doors leading to the front garden, it is hard not to fall in love with the features of this room. With dual aspect, vaulted ceiling, exposed beams and a wonderful Westmorland Slate feature fireplace it is easy to see why this exceptional room is the heart of the home.

Steps lead from the end of the sitting room to a large double bedroom with wood flooring and Velux window. This room has the real benefit of an adjoining three-piece en-suite comprising: large jacuzzi bath, part tiling to walls, wash hand basin and WC. With exposed floorboards, Velux window and double-glazed window to the side aspect.

Another double bedroom enjoying a newly furnished en-suite shower room can be found to the opposite side of the property, just off the dining kitchen.



Kitchen Dining Room



Kitchen Dining Room



Bedroom Two



Bedroom Three



Bedroom Four



House Bathroom

The bedroom enjoys far reaching views to the front and the recently refurbished en-suite comprises: shower, vanity wash hand basin, W.C. and is fully tiled throughout.

Moving down to the ground floor you will find another two good sized bedrooms, one of which is a spacious double and the other a good-sized single bedroom. The large three-piece house bathroom can be found to the centre of the ground floor and comprises WC, wash hand basin and bath with shower over. The bathroom has the real benefit of a built-in airing cupboard with brand new immersion heater, exposed beams and part tiled walls.

An ever so handy door to the hallway on the ground floor opens to the front garden.

Accommodation with approximate dimensions:

Ground Floor

Dining Kitchen

14' 10" x 8' 11" (4.52m x 2.72m)

Sitting Room

20' 11" x 17' 4" (6.38m x 5.28m)

Utility Room

6' 2" x 6' 1" (1.88m x 1.85m)

Bedroom One

17' 7" x 11' 3" (5.36m x 3.43m)

En-suite

Bedroom Two

13' 8" x 10' 3" (4.17m x 3.12m)

En-suite

Lower Ground Floor

Bedroom Three

16' 11" x 11' 11" (5.16m x 3.63m)

Bedroom Four

13' 2" x 8' 6" (4.01m x 2.59m)

Bathroom

Large Workshop

18' 8" x 14' 9" (5.69m x 4.5m)

An extensive space with timber double doors, accessed from the driveway to the front of the property. The space is currently being used to store bikes and as a workshop. It has the real benefit of plenty of wall and base units, lights and electrics.

Outside: To the front of the property you will find a pleasant enclosed garden, enjoying open country views with an attractive seating area, a lawn and raised vegetable beds. A handy woodstore will remain with the property. A driveway provides parking for several vehicles and access to the adjoining large workshop.

Additional parking for two vehicles can be found to the rear of the property. A spacious outbuilding currently being used as the property plant room is also situated to the rear of the property.



Bedroom One





Garden to the Front



Front of Property

Services: Mains electricity, oil fired heating, private water tank and shared private drainage.

Tenure: Freehold

Council Tax: South Lakeland Council Tax - Band F

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Meet the Team

Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711
Mobile: 07971 916752
elaine@hackney-leigh.co.uk



Keira Evans

Property Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Park End, Hall Lane, Staveley, Kendal, LA8



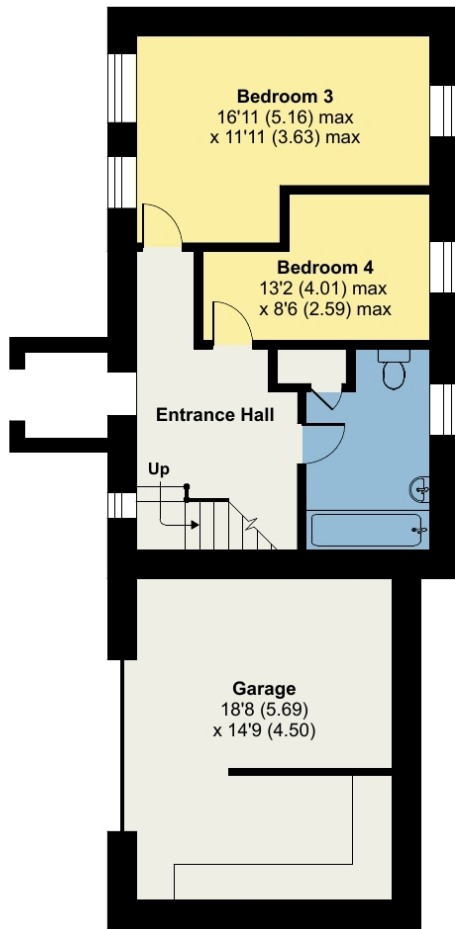
Approximate Area = 1834 sq ft / 170.3 sq m

Garage = 276 sq ft / 25.6 sq m

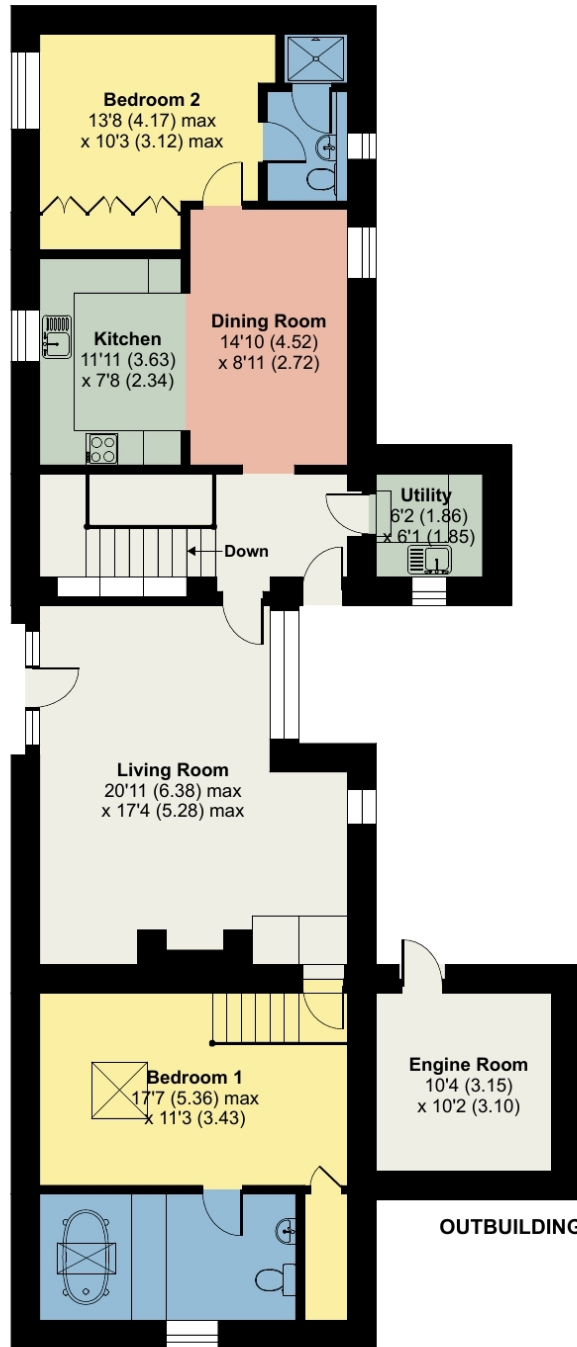
Outbuilding = 105 sq ft / 9.7 sq m

Total = 2215 sq ft / 205.7 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Hackney & Leigh. REF: 905364

A thought from the owners..."A beautiful family home with stunning views. Situated in the perfect balance between a rural setting and thriving village!"

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