

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Staveley

£535,000

3 High Reston Barn, Staveley, Kendal, LA8 9PT

A picture perfect rural 'end of terraced' Lakeland barn conversion set on the outskirts of the popular village of Staveley. This 4 bedroomed (1 en-suite) property is an ideal family home for local people and benefits from good sized rear garden, ample parking and garage with lovely aspect over neighbouring fields and countryside. Occupancy conditions apply and there is no upward chain.

Quick Overview

- 4 Bedroomed Lakeland Barn conversion
- 2 Reception rooms and 2 bathrooms
- Fabulous rural location
- Beautiful rear garden
- Views of the surrounding countryside
- Close to Staveley Village
- Occupancy condition applies (Cumbria wide)
- Double height living with Juliet balcony
- Garage and parking
- Ultrafast Broadband of 1000Mbps available



4



2



2



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Ultrafast
Broadband



Parking & Garage

Property Reference: W5887



Living Room



Dining Area



Kitchen



Garden In The Summer

Location: Conveniently situated in the Staveley and Ings parish, set back off the main road between Windermere and Kendal within a few minutes walking distance of the popular Watermill Inn and Restaurant and local garage store to one side and the lovely village of Staveley on the other with its cafes, local store, post office and Hawkshead Brewery. You have a choice of railway stations in Staveley and Windermere that can gain you fast links to the cities of Manchester and London. Proceed from Windermere towards Kendal on the A591 passing the petrol station on the right. The driveway to the properties at High Reston is on the left approximately 200 yards after the de-restriction signs.

Description: A delightful 4 bedroomed Lakeland barn conversion in the heart of the Lake District National Park with large private garden, garage and parking. Converted in 2001 and further extended in 2010 this stone and slated conversion offers spacious accommodation and perfectly blends wonderful old features with new modern day living appliances.

Enter the property into the entrance hall, which offers ample space for storage, then through to a useful utility room with wall and base units and inset sink, plumbing for washing machine plus a separate WC and access to the rear garden. Then through to the two good-sized bedrooms and house bathroom. From the ground floor the Oak stairs take you to the first floor and into the dual aspect living room with fabulous wood burning stove set on a slate hearth and double opening patio doors into the rear garden. The heart of the house is the large open plan kitchen and dining room, which perfectly blends the old with the new and with all the integrated appliances you would hope for.

To the second floor is a gallery area, useful downstairs storage and 2 further bedrooms, the main bedroom has built in wardrobes and an en-suite shower room.

Outside to the front is a delightful cottage garden, gravelled parking area, single garage (with light and power) and timber shed. There is also a nearby gravelled parking area, which allows parking for 2 further vehicles. To the rear of the property is a well stocked garden with a range of productive fruit trees, which backs up to the fells, with central lawn, borders, paved lower patio and second upper patio enjoying lovely views of the Lakeland Hills in the distance. There is vehicular access to the back garden.

Accommodation (with approximate measurements)

Entrance Hall

10' 8" x 10' 7" (3.25m x 3.23m)

Utility Room

11' 5" x 10' 9" (3.48m x 3.28m)

Seperate WC

Bedroom 2

15' 1" x 10' 3" (4.6m x 3.12m)

Bedroom 3

15' 1" x 8' 10" (4.6m x 2.69m)

Stairs to:

Sitting Room

22' 7" x 11' 3" (6.88m x 3.43m)

Dining Kitchen

25' 3" x 15' 1" (7.7m x 4.6m)

Stairs to:

Bedroom 1

15' 1" x 10' 6" (4.6m x 3.2m)

Bedroom 4

12' 8" x 7' 6" (3.86m x 2.29m)

Property Information:

Services: Main water, electricity and gas. Private shared drainage to septic tank with neighbouring properties. Gas fired central heating to radiators and double glazed windows.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: South Lakeland District Council - Band F.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3Words:

<https://what3words.com/boss.began.corkscrew>



Bedroom 1



Bedroom 2



Bedroom 3

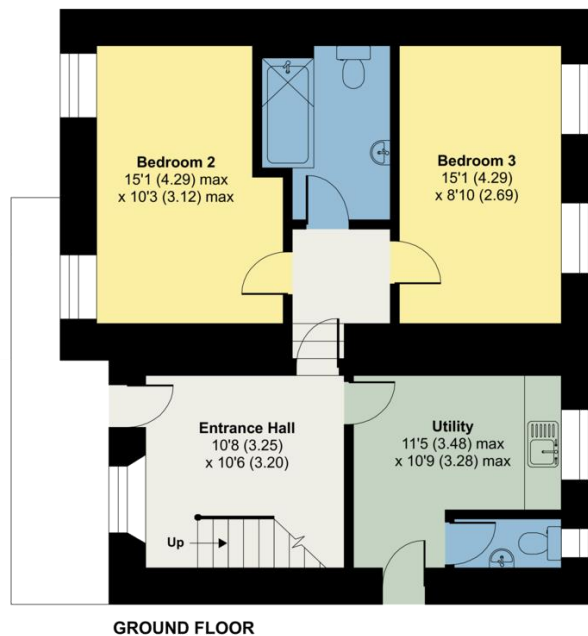
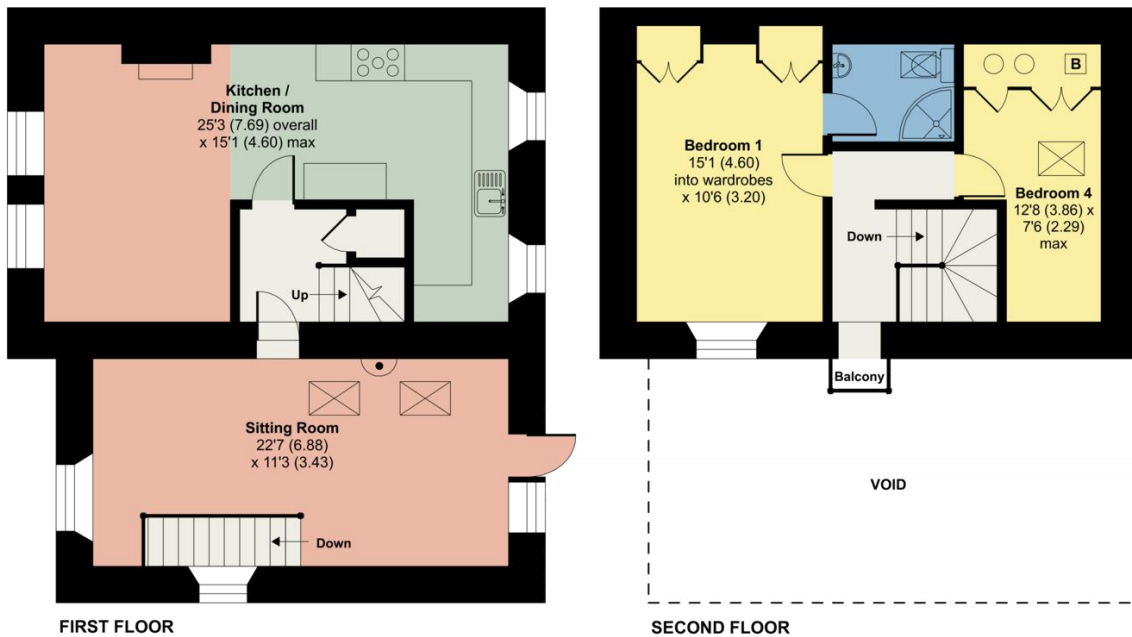


Garden

3 High Reston Barn, Staveley, LA8

Approximate Area = 1763 sq ft / 163.7 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 932316

A thought from the owners...A bright spacious home with fantastic amenities and wonderful walking right from the door. We loved dining on the back terrace while watching the sun set behind the mountains.

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