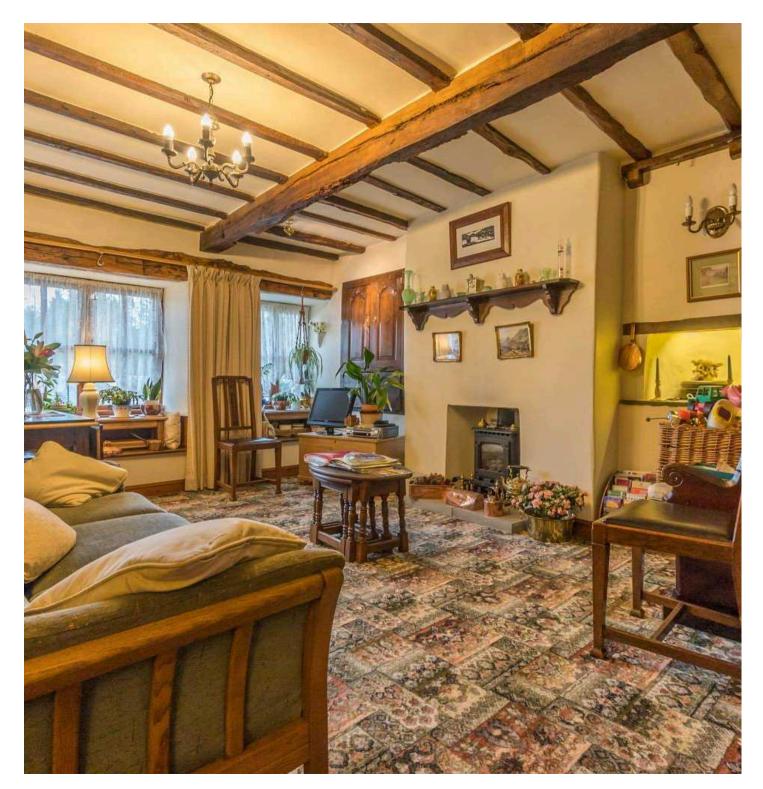


3 Seed Howe Cottages Seed Howe, Staveley £510,000





# 3 Seed Howe Cottages Seed Howe

### Staveley, Kendal

A well proportioned mid terraced cottage which has been used as a bed and breakfast and has been lovingly restored over the past 20 years by the current owner but still retains many of the original features. With pleasant countryside views situated in a desirable village location within the Lake District National Park and being convenient for the amenities on offer in Windermere and Kendal, together with public transport services and the M6 motorway.

The accommodation which briefly comprises entrance porch, sitting room, lounge, kitchen, utility room and cloakroom to the ground floor. The first floor offers four bedrooms with two having en-suites and a bathroom. On the second floor there is a bedroom. The property benefits from gas central heating and double glazing.

Outside there is a rear landscape garden with access from the rear and on street parking.

- Mid terraced cottage
- Lounge
- Sitting room
- Four bedrooms
- Garden to the rear
- Bathroom, two en-suites and a cloakroom
- Street parking

From Windermere take the A591 towards Kendal. Take the first exit for Staveley in to Danes Road. Pass the first entrance to Seed Howe and number 3 is located on the left.

WHAT3WORDS:writings.risen.blockage

COUNCIL TAX BAND- Business Rates

**TENURE:** Freehold

EPC Energy Efficiency Rating: D

### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.









#### **GROUND FLOOR**

**PORCH** 5' 11" x 4' 8" (1.80m x 1.42m) Both max.

**SITTING ROOM** 18' 1" x 16' 2" (5.50m x 4.94m) Both max.

LOUNGE 17' 4" x 12' 0" (5.28m x 3.65m) Both max.

**KITCHEN** 18' 8" x 9' 9" (5.68m x 2.97m) Both max.

**UTILITY ROOM** 11' 0" x 7' 0" (3.36m x 2.13m) Both max.

HALLWAY 4' 1" x 3' 5" (1.25m x 1.03m) Both max.

**CLOAKROOM** 6' 1" x 4' 1" (1.86m x 1.24m) Both max.

#### FIRST FLOOR

**BEDROOM** 19' 7" x 9' 9" (5.98m x 2.96m) Both max.

**EN-SUITE** 5' 8" x 5' 7" (1.72m x 1.69m) Both max.

**BEDROOM** 16' 1" x 12' 5" (4.91m x 3.78m) Both max.

**BEDROOM** 11' 11" x 9' 9" (3.62m x 2.97m) Both max.

**EN-SUITE** 6' 5" x 6' 2" (1.96m x 1.89m) Both max.

**BATHROOM** 10' 6" x 8' 9" (3.21m x 2.67m) Both max.

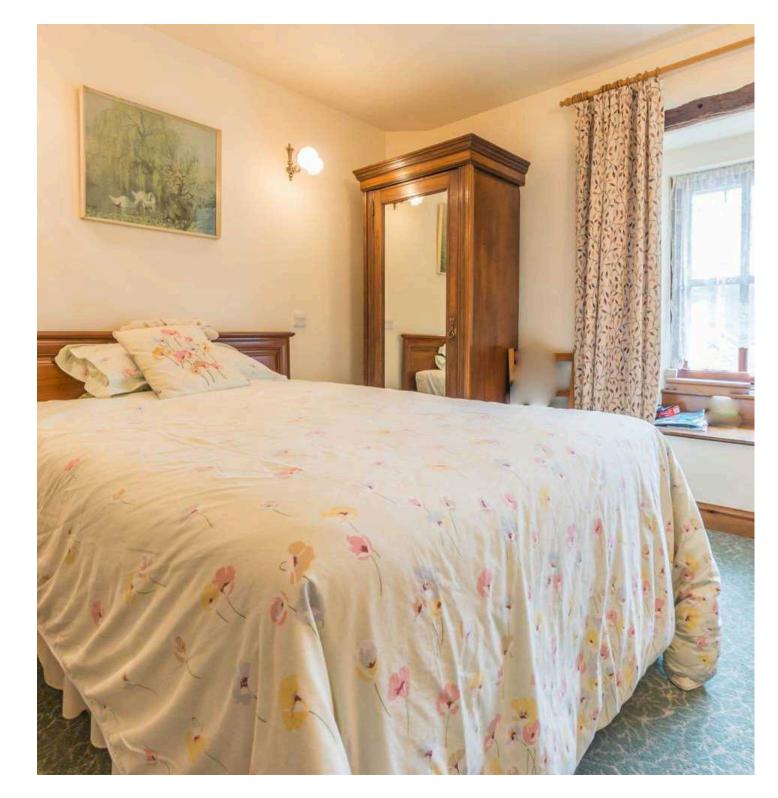
HALLWAY 17' 1" x 6' 2" (5.20m x 1.88m) Both max

LANDING 9' 3" x 3' 7" (2.82m x 1.08m) Both max.

SECOND FLOOR

**BEDROOM** 15' 6" x 10' 7" (4.73m x 3.23m) Both max.

**SERVICES** Mains electric, mains gas, mains water, mains drainage















## **THW Estate Agents**

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