



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**

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## 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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