Goose Howe Barn Brow Foot Lane, Staveley

£740,000

Your Local Estate Agents ThomsonHaytonWinkley

Goose Howe Barn Brow Foot Lane

Staveley, Kendal

An opportunity to acquire a barn conversion on a much sought-after quiet lane only 1 mile walk from village centre of Staveley with stunning uninterrupted views up to the Kentmere valley. The property which is quietly tucked away on the outskirts of Staveley village within the Lake District National Park, close to the local village amenities which consist of well known pubs and restaurants, post office, bakery, and much more. Road links to the rest of the Lake District National Park and access to the M6 motorway.

The accommodation briefly comprises a sitting/dining room, kitchen, bedroom, utility room and cloakroom to the ground floor. The first floor offers two bedrooms one with an en-suite and a bathroom. The property benefits from double glazing and oil central heating

To complete this fabulous property there is a beautiful garden which includes paved patio areas, raised beds and a lawn with a Shippon which has light and power and great space for a gym or office space. Ample driveway parking is available.

There are two fields that are owned by the property to the right hand side and the front of the property which are available by separate negotiation.

PLEASE NOTE - the property is subject to a local occupancy clause, further information is available upon request from our Windermere office.

- Semi-detached property
- Sitting/dining room
- Generous gardens and grounds
- Ample driveway parking
- Bathroom, en-suite and a cloakroom
- Desirable location

From Windermere follow the A591 and take the first exit to Staveley. Proceed along Danes Road merging to Windermere Road and turn left at the fish and chip shop in to Silver Street. Continue along this road with the River Kent being on the right and keep left in to Brow Foot Lane, carry on down the road until you see the sign for Goose Howe Barn on your right. WHAT3WORDS:lunge.rushed.replenish

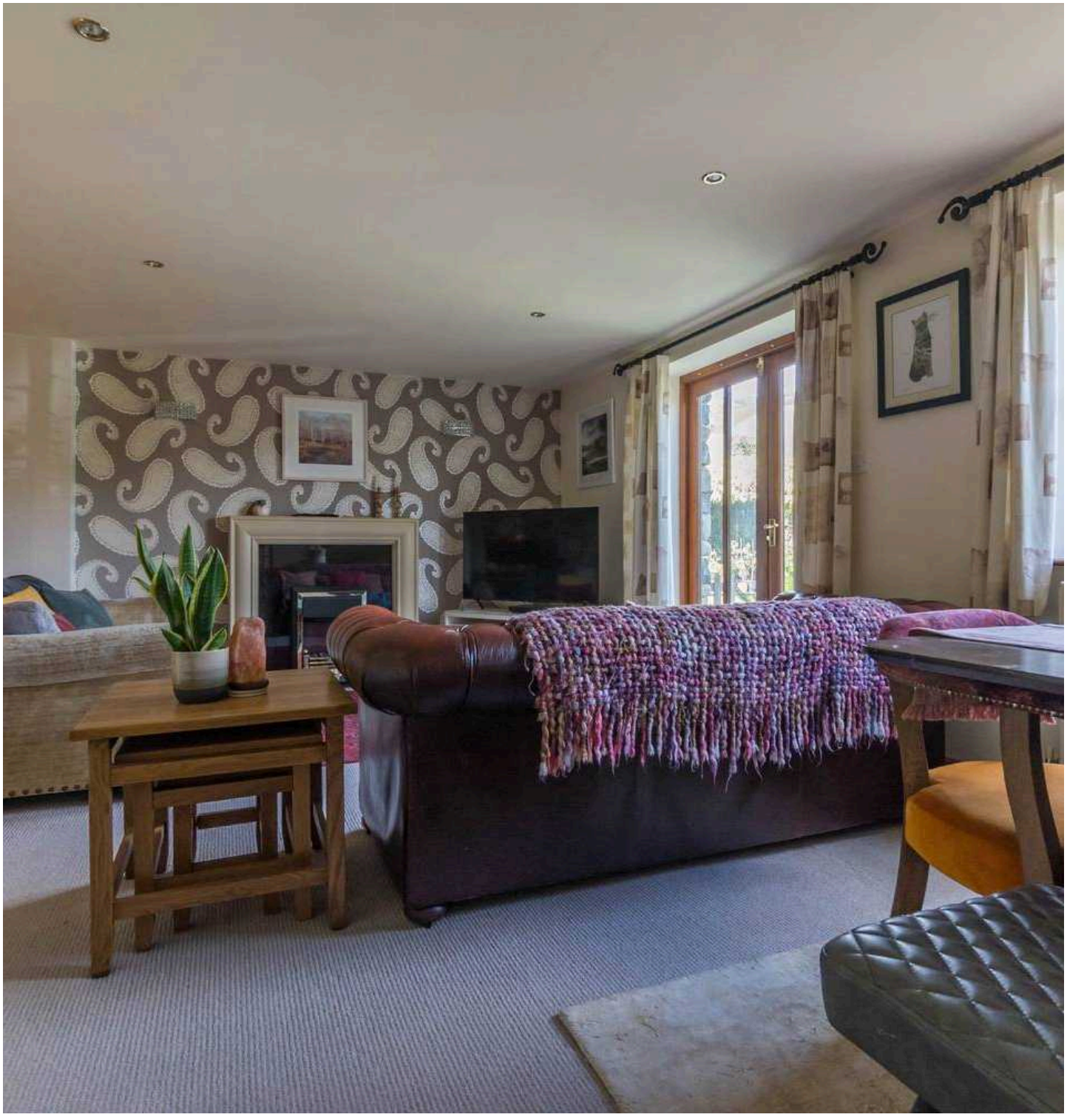
Council Tax band: E

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

ENTRANCE HALL
28′ 3″ x 13′ 1″ (8.61m x 3.98m)
Both max. Double glazed door, double glazed window, understairs storage.

SITTING/DINING AREA
29′ 6″ x 21′ 1″ (8.98m x 6.42m)
Both max. Double glazed doors, double glazed window, radiator, living gas flame fireplace, recessed spotlights.

UTILITY ROOM
8′ 8″ x 8′ 7″ (2.65m x 2.61m)
Both max. Double glazed door, plumbing for washer dryer, boiler, space for fridge freezer.

KITCHEN
17′ 7″ x 12′ 1″ (5.35m x 3.69m)
Both max. Two double glazed windows, good range of base and wall units, breakfast bar, stainless steel sink, integrated double oven, electric hob with extractor/filter over, integrated fridge, integrated dishwasher, tiled splashback.

BEDROOM
14′ 8″ x 12′ 9″ (4.46m x 3.89m)
Both max. Double glazed window, radiator, recessed spotlights.

STORAGE ROOM
8′ 6″ x 7′ 9″ (2.60m x 2.37m)
Both max. Radiator.

CLOAKROOM
6′ 4″ x 3′ 8″ (1.94m x 1.13m)
Both max. W.C. wash hand basin, loft access, extractor fan, recessed spotlights.

FIRST FLOOR

BEDROOM
18′ 7″ x 12′ 10″ (5.67m x 3.90m)
Both max. Two double glazed roof windows, double glazed window, radiator, fitted wardrobe and cupboards, recessed spotlights.

EN-SUITE

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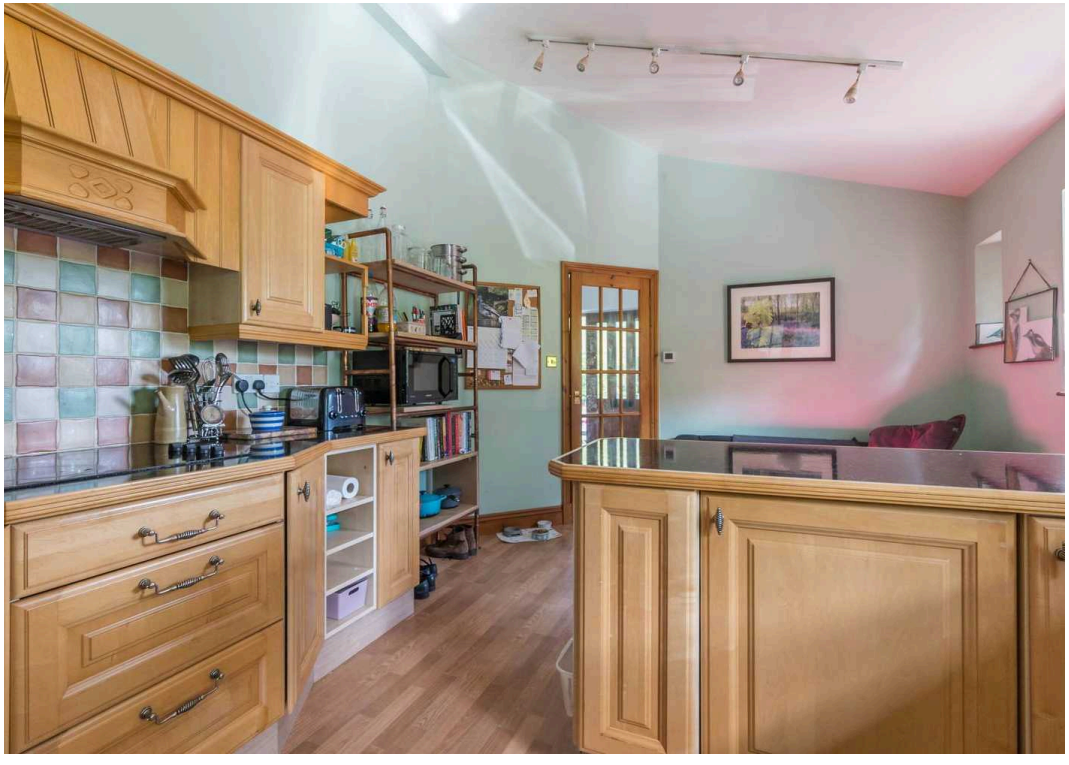

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