



## Staveley

**£350,000**

Station House, The Banks, Staveley, Kendal, Cumbria, LA8 9NE

The Railway Hotel was originally built around 1848 to 1851 to keep the railway workers happy! It continued to trade until approximately 2005, closed and fell into disrepair. The property was rebuilt in 2012, to create a characterful property with accommodation on 3 floors.

This is a unique opportunity to purchase a versatile property filled with style and would be perfect as a main residence, second home or for those looking to have an additional income from their residence. Conveniently located in the sought after village of Staveley with excellent local facilities and direct rail links to Manchester airport.

### Quick Overview

- 3 Bedroomed end-terraced house
- 1 Reception room, 2 bathrooms and separate WC
- Convenient location
- Glimpses of Reston Scar and across to Kentmere
- No chain
- Close to the local amenities
- Lovely, modern order
- A perfect home, 2nd home or holiday let
- Parking and small outside area
- Superfast Broadband speed 58 Mbps\*



3



2



2



C



Superfast  
Broadband



Off Road  
Parking

Property Reference: W6028



House Sign



Living Area



Kitchen Area



Bedroom 1

**Location:** On entering Staveley from Danes Road, bear right onto Station Road, opposite the village hall. Go over the bridge and take first left onto The Banks. Station House is the first on the right.

Convenient for all the village amenities and the railway station is literally less than 100 yards away.

**Property Overview:** This splendid 3 bedroomed property is situated on the very doorstep of Staveley village, the village amenities and the railway station. Converted into a successful holiday let, Station House comprises of three floors with the ground floor having a large entrance hall with fitted cupboards and shelving. Plus a utility space with wash hand basin, WC, plumbing for washing machine and a deep under stairs cupboard. The ground floor bedroom includes a 3 piece en-suite with corner shower, wash hand basin and WC.

Moving up to the first floor you have the open plan living/dining kitchen. The living area includes an attractive open fireplace with flagged hearth, timber lintel and wood burning stove, access to the outside decking area, plus bay window with aspect to Reston Scar and distant views across to Kentmere. The Kitchen area comprises of fitted wall and base units, inset stainless steel sink, built in oven and four ring gas hob with extractor over and plumbing for dishwasher.

The spacious second floor landing has a shelved linen cupboard, access to bedrooms 2 and 3 and the 3 piece bathroom with wash hand basin, WC and panel bath with shower over.

To complete the picture the property benefits from an all important private parking space to the side of the property plus a timber shed. This property would be ideal as a main residence, second home or a successful holiday let.

**Accommodation:** (with approximate measurements)

**Ground Floor**

**Entrance Hall**

**Bedroom 1** 15' 10" x 12' 2" (4.83m x 3.71m)

**Cloakroom/Utility**

## First Floor

**Open Plan Living/Dining Kitchen** 16' 3" (into bay) x 16' 2" (4.95m x 4.93m)

**Decking** 10' 9" x 8' 1" (3.28m x 2.46m)

## Second Floor

**Bedroom 2** 12' 3" x 11' 3" max (3.73m x 3.43m)

**Bedroom 3** 7' 9" max x 7' 5" max (2.36m x 2.26m)

## Bathroom

### Property Information:

**Outside:** There is a useful area to the side of the property with timber shed and off road parking for 1 small vehicle.

**Services:** Mains electricity, mains gas, mains water and drainage.

**Tenure:** Freehold. Vacant possession upon completion.

**Business Rates:** Rateable value of £1,925 with the amount payable of £943.25 for 2023/24. Small business relief may apply.

**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:** //stores.calendars.tasteful

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 16th January 2024 - not verified.

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Bedroom 2



Bedroom 3



Decked Area



Ordnance Survey Map



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: W6028

A thought from the owners...

*'Staveley lies in the heart of the Lake District National Park but gives this house comes with a history, character and village community which is unique'*

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