



Staveley

£525,000

17 Danes Road, Staveley, Cumbria, LA8 9PW

Standing in an elevated position within the popular Lake District village of Staveley, this attractive Victorian stone and slate family home offers generous living accommodation that is laid out over three floors. Over the years the property has been altered and improved by the vendors creating a warm and friendly home.

The ground floor sitting room overlooks the front garden with double folding doors leading through to the dining room, with a fitted breakfast kitchen and utility/shower room to the rear. Upstairs the first floor enjoys a large master bedroom with an en-suite shower, along with two bedrooms and the family bathroom with a further two bedrooms on the second floor. Completing the picture outside is a large car port, paved yard with two out buildings and gardens to the front and rear.

Quick Overview

- Attractive stone and slate mid-terraced house
- Located in Lake District National Park
- Attractive sitting room with multi-fuel stove
- Dining Room, Breakfast Kitchen, Utility/Shower Room
- Five Bedrooms plus Family Bathroom
- Master Bedroom with En-suite Shower
- Large Carport & Useful Stores
- Attractive Terraced Gardens
- Gas Central Heating and Double Glazing
- Superfast broadband speed



5



2



2



E



Superfast
Broadband



Carport

Property Reference: W6067



Kitchen



Kitchen



Living room



Dining room

Location: Staveley is situated just off the A591 roughly midway between Windermere and Kendal with good road links and train station. The village of Staveley has a thriving community and has amenities including, primary school, public house, church, post office, Spar shop and a variety of specialist shops, together with popular Mill Yard with Wilfs café and the Hawkeshead Brewery.

From Windermere enter Staveley onto Danes Road. 17 Danes Road can then be found on your left hand side towards the end of the picturesque raised Victorian terrace.

Property Overview: Situated in an elevated position towards the end of a very attractive Victorian terrace, 17 Danes Road has more to offer than first meets the eye. A home that undoubtedly will attract a range of buyers including families, professional couples or those just wishing to live within the Lake District National Park with outdoor adventures direct from their own doorstep.

On entering the hallway you will see straight ahead the staircase that leads up to the first floor. Directly to your right is the sitting room where your eye is drawn to the bay which overlooks the front garden and beyond. With that all important multi-fuel stove sat on a flagged hearth, it is easy to imagine settling down on a winters afternoon and evening enjoying the warmth of the flames.

Double folding doors then open into the adjoining dining room which overlooks the paved courtyard to the rear. The Baxi Bermuda gas fire stands on a polished fossilized limestone hearth and houses a back boiler for the central heating, and like the sitting room there are two fireside alcoves, and original plaster corning and picture rails.

Just off the dining room is the breakfast kitchen that opens to the courtyard. Fitted with an attractive range of timber wall and base units with complementary tiled splash backs and granite work surfaces with Belfast style sink. Cooking is on a splendid Esse gas fired range oven and a deep under stairs cupboard provides excellent space for a larder.

Leading off the kitchen is the utility/shower room with window and Velux roof light. There is a tiled shower cubicle and separate WC, plumbing for a washing machine and space for fridge or freezer.

Upstairs on the first floor you will find the family bathroom and three bedrooms, one currently in use as a study, a good double that looks across to the rear garden with fell above and a large master bedroom which enjoys a sunny open aspect to the front and has the benefit of a modern en-suite shower room and fitted bedroom furniture. Completing the picture on the second floor are two further bedrooms both



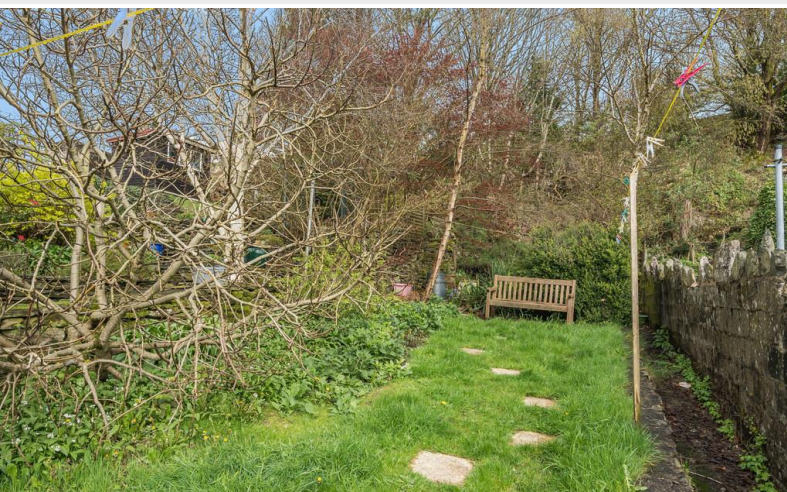
Dining room



Living room



Living room



Garden



Bedroom 4



Bedroom 2

with Velux roof lights and plenty of storage space.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Sitting Room 17' into bay x 12' 3" (5.18m x 3.73m)

Dining Room 13' 4" x 11' 8" (4.06m x 3.56m)

Breakfast Kitchen 12' 3" x 10' 0" (3.73m x 3.05m)

Utility/Shower Room 10' 2" x 6' 9" (3.1m x 2.06m)

First Floor

Split Landing

Bedroom 3/Study 10' 0" x 5' 6" (3.05m x 1.68m)

Bathroom

Landing

Master Bedroom with En-Suite 16' 2" x 12' 2 max" (4.93m x 3.71m)

Bedroom 2 13' 2" x 10' 2" (4.01m x 3.1m)

Second Floor

Bedroom 4 13' 6 max" x 8' 0" (4.11m x 2.44m)

Bedroom 5 13' 3 max" x 8' 0" (4.04m x 2.44m)

Outside:

From Danes Road steps lead up to a south facing lawned garden with well stocked borders and the front entrance.

To the rear is a useful paved gated yard complete with an outside tap and two useful stone built stores, one with power and light. Steps then lead out to the rear access lane where you will find the large car port with a useful mezzanine level and storage cupboard.

A pathway to the side of the car port lead round to a large terraced garden that runs up to a wooded area, with lawn and planted borders, this is certainly a place to enjoy the sun and views throughout the day.



Bedroom 1



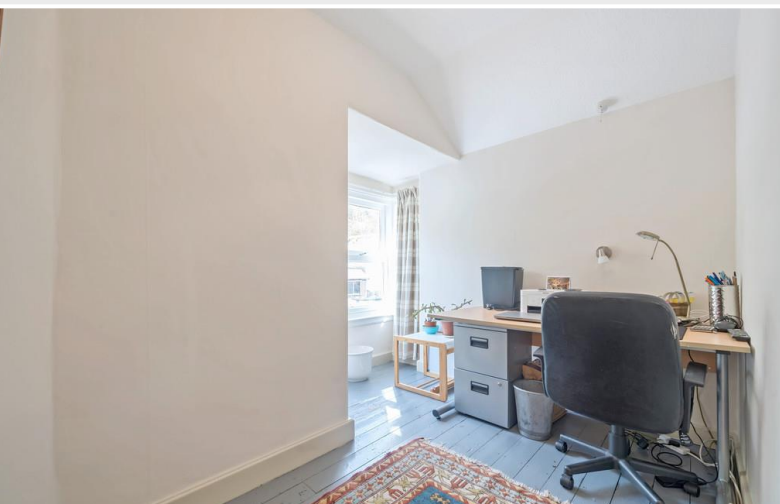
View from front



OS Plan



Bathroom



Office/Bedroom 3

Tenure: Freehold. Vacant possession upon completion.

Services: Mains electricity, mains gas, mains water and mains drainage. Solar panels are installed on the car port roof which bring in an annual income.

Council Tax: Westmorland & Furness District Council - Band E

Viewings: Strictly by appointment with Hackney & Leigh - Kendal office.

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

What3Words: ///models.cork.director

Meet the Team

Mike Graham F.N.A.E.A.

Sales Manager

Tel: 015394 44461

Mobile: 07779 248659

mag@hackney-leigh.co.uk



Charlie Ryan

Office Manager

Tel: 015394 44461

charlieryan@hackney-leigh.co.uk



Sonia Fallowfield

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Tina Fleming

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Nicole Fallowfield

Sales Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Michael Critchley

Viewing Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

Mobile: 07890 979039

sarahmcalker@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermeresales@hackney-

17 Danes Road, Staveley, LA8

Approximate Area = 1536 sq ft / 142.6 sq m

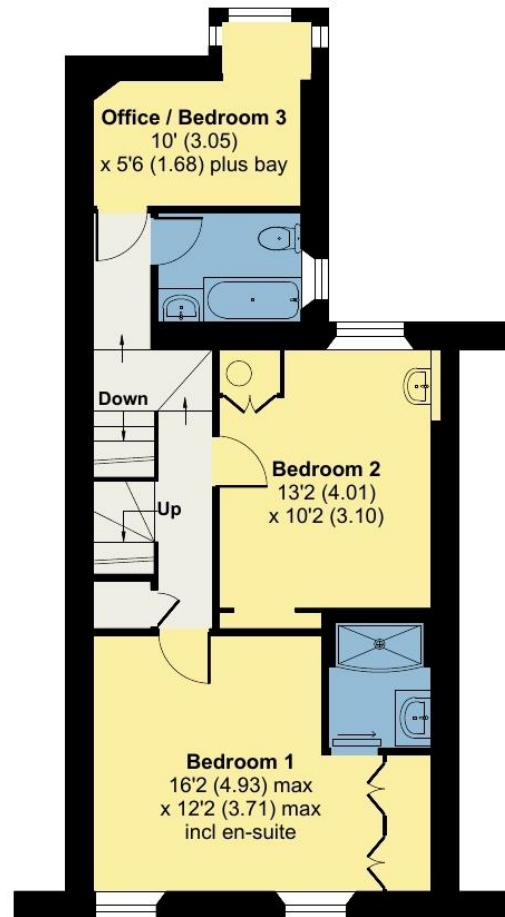
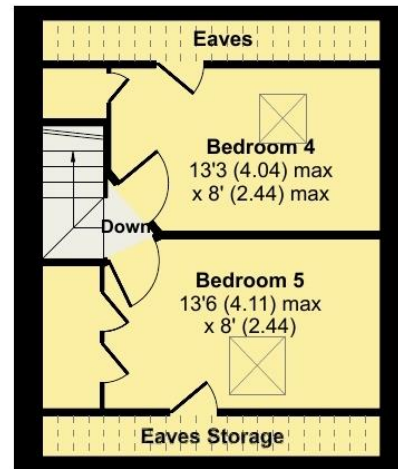
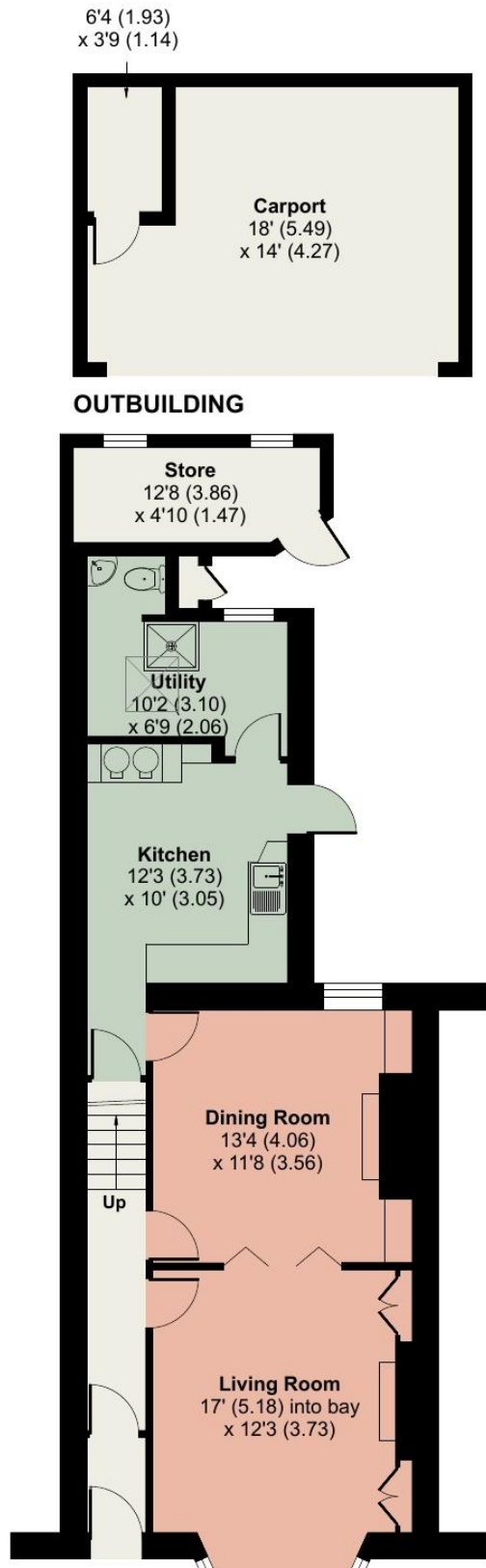
Limited Use Area(s) = 77 sq ft / 7.1 sq m

Store = 58 sq ft / 5.3 sq m

Outbuilding = 24 sq ft / 2.2 sq m (excludes carport)

Total = 1695 sq ft / 157.2 sq m

For identification only - Not to scale



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/04/2024.