



# Staveley

£450,000

5 Danes Road, Staveley, Kendal, LA8 9PW

Standing in an elevated position within the popular Lake District village of Staveley, this 4 bedroomed attractive Victorian stone and slate family home offers generous living accommodation that is laid out over three floors. This warm and friendly family home has the added benefit of a paved yard with outside store, gardens to the front and rear plus views to the local picturesque fells.

## Quick Overview

- 4 Bedroomed mid-terraced house
- 2 Reception rooms and 1 bathroom
- Located in Lake District National Park
- Paved yard and useful outside store/sheds (plus potential for off road parking space)
- Views of local fells
- Quiet yet convenient location, close to local schools, transport links and the village amenities
- In good decorative order
- Attractive Terraced Gardens
- An ideal home
- Superfast fibre broadband available



4



1



2



D



Superfast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6101



Sitting Room



Living/Dining Room



Kitchen



Bedroom 1

**Location:** Staveley is situated just off the A591 roughly midway between Windermere and Kendal with good road links and train station.

From Windermere enter Staveley onto Danes Road. 5 Danes Road can then be found on your left towards the beginning of the picturesque raised Victorian terrace.

**Property Overview:** Situated in an elevated position towards the end of a very attractive Victorian terrace, 5 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.

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.

On the ground floor you are greeted with two reception rooms. The sitting room includes an open fireplace and the living/dining room has wood burning stove and storage cupboard. Leading into the kitchen area comprising of built in wall and base units, built in fridge and freezer, Smeg built in oven and gas hob with extractor over, plumbing for washing machine and dishwasher and concealed gas boiler and access to rear garden.

Moving up to the first floor, you have the main bedroom with built in useful storage space, bedroom 3 and the family bathroom including WC, washbasin, bath with Mira shower over and built in storage cupboard. Completing the picture on the second floor are two further bedrooms with one currently being used as a study and plenty of storage space both in bedroom 2 and the landing.

The property has the added benefit from a good amount of outside space. From Danes Road there are steps leading up to a south facing lawned garden shared with the neighbours and to the rear is a useful paved gated yard completed with a useful stone built store, steps then lead out to the rear access lane where you will find a large shed (10'6 x 10'6) which was previously used as a carport and could be converted back if so desired. Past the shed and through the gate you arrive in 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.

Accommodation: (with approximate measurements)

Sitting Room 12' 6" max x 11' 0" (3.81m x 3.35m)

Living/Dining Room 16' 10" max x 12' 2" (5.13m x 3.71m)

Kitchen 17' 2" x 8' 8" (5.23m x 2.64m)

Outside Store 9' 4" x 5' 8" (2.84m x 1.73m)

First Floor:

Bedroom 1 16' x 11' (4.88m x 3.35m)

Bedroom 3 9' 4" x 7' 9" (2.84m x 2.36m)

Bathroom

Second Floor:

Bedroom 2 13' 2" max x 12' 8" ave (4.01m x 3.86m)

Bedroom 4 10' 1" max x 10' 0" max (3.07m x 3.05m)

Property Information:

Services: Mains electricity, mains gas, mains water and mains drainage. Secondary glazing on front windows.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland & Furness District Council - Band E

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: ///packet.fuse.spelled

Notes: \*Checked on <https://www.openreach.com/> 7th June 2024 - not verified.



Bedroom 2



Bedroom 3



View



Ordnance Survey Plan

Denotes restricted head height

## 5 Danes Road, Staveley, LA8

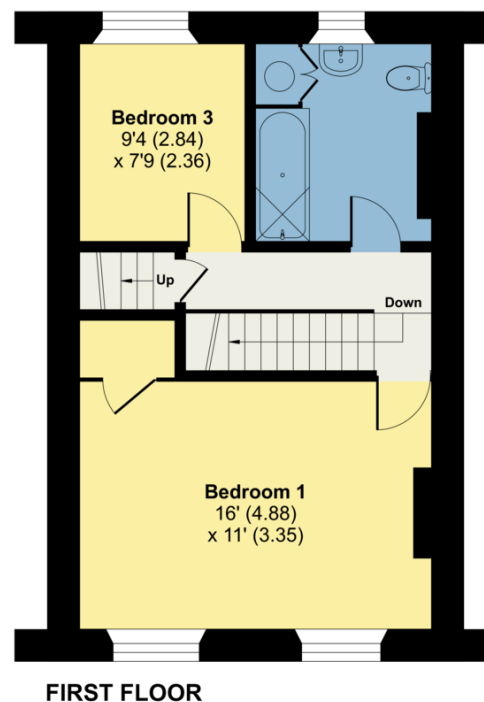
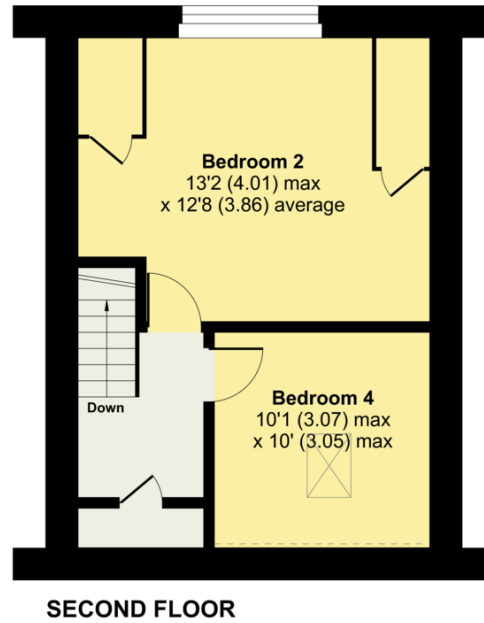
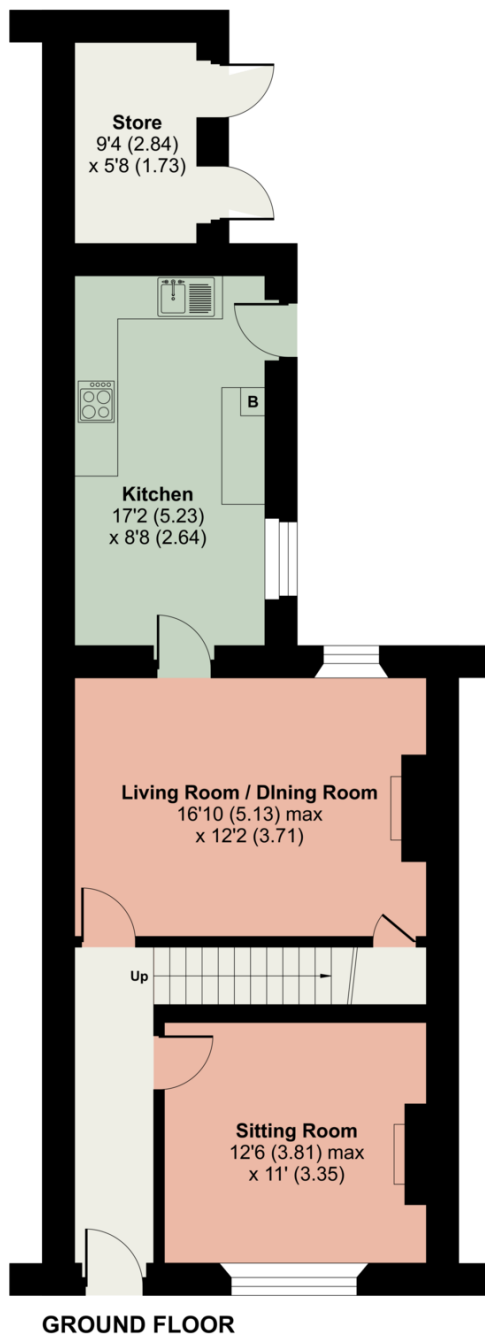
Approximate Area = 1420 sq ft / 131.9 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Outbuildings = 53 sq ft / 4.9 sq m

Total = 1493 sq ft / 138.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1137950

A thought from the owners...

*"A comfortable home on a friendly and welcoming terrace in the thriving village community of Staveley."*

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