



Dashwood, Station Road, Staveley

£1,250,000





Dashwood, Station Road

Staveley, Cumbria

Nestled in a super private position in the heart of the ever popular, picturesque Lakeland village of Staveley is this beautifully presented detached house which offers a blend of character together with modern comforts including gas central heating and double glazing. Originally built by the current owners in a contemporary-Georgian style with nods to Voysey's style and was built in 2002 to a very high standard for the vendors. Care was taken to create generous living space with well-balanced proportions and excellent sound-insulation. The ground floor rooms are 9 feet in height and the roof is constructed of Burlington blue slate.

The porch area with Voysey-style buttressing, paved in Kirkstone green slate slabs and wide bespoke oak door floods the grand entrance dining hall with light and it boasts a log burner offering a warm welcome, which leads to the sitting room with feature fireplace and French doors to the garden and an office. The light-filled breakfast kitchen features a range cooker and links via glass doors to the conservatory, with green slate flooring and access to the sheltered patio, screened by planting and an ironwork fence with steps up to the front lawns, under an arch with mature wisteria. The conservatory provides access to the integrated double garage, workshop and a separate store room with built-in shelving providing extra storage space. There is a convenient downstairs cloakroom and utility room with ample space for boots and coats and this leads to a secluded woodland garden with an iron-work, glazed canopy and a paved path. Additionally the ground floor provides a billiard room which could easily be a second reception room or formal dining area, this property exudes charm and elegance. There is underfloor heating throughout the ground floor with the dining hall and kitchen having oak block-effect Karndean flooring with the sitting room having polished limestone tiles.

Head upstairs to the spacious landing with views across the delightful enclosed garden, there is an airing cupboard which houses the hot water tank and has built-in shelving for linen and access to the fully boarded loft via a drop down ladder. All the four bedrooms have a lovely aspect over the grounds and are all are doubles, with two having walk in wardrobes and one with fitted storage, along with one en suite bathroom and one en suite shower room and a lovely family bathroom with a free standing bath.

The integrated double garage with an electric up-and-over door together with ample off-road parking and a workshop. To the side of the garage, and accessible from the driveway and from the woodland garden is a log-drying and tool storage shelter so the ample storage space ensure practicality and functionality and further enhances the appeal of this home.

Completing the package of this impressive property are the well-manicured gardens and grounds which are nothing short of spectacular, being extremely private and landscaped featuring established plantings, a vegetable plot, greenhouse, garden shed and a hen run. There is a summer house with power and patio seating area overlooking the pond which has power for a fountain or other water feature. The beautiful gardens envelope the house, with well-maintained lawns, stocked borders, and mature trees. acers, ornamental firs and copper beech hedges and with breathtaking views of the local fells which just adds a touch of tranquillity to the surroundings. The garden walls are constructed of Burlington weathered walling slate and were built by a local stonemason and they, along with the green slate paving, are a stunning feature of the property and have matured beautifully over the years adding a depth of character and quality that would be hard to overstate.

With its stunning interior and enchanting outdoor amenities, this residence presents a unique opportunity to enjoy a quintessential village lifestyle in the heart of the Lake District. With Staveley village offering numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants, doctors surgery, chemist and the ever popular Mill Yard. Located between Windermere village and the market town of Kendal and within easy reach of the M6 and Oxenholme train station on the West Coast mainline giving access to London in under three hours.

SERVICES Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX:BAND G





- Beautifully presented, characterful, detached property
- Envious position with in the ever popular Lakeland village of Staveley
- Four double bedrooms, two with walk in wardrobes
- Light filled breakfast kitchen with range cooker and walk in pantry
- Sitting room with feature fire and French doors to the garden and an office
- Grand entrance dining hall with log burner and spacious landing
- Lovely bathroom with freestanding bath, en-suite shower room, en suite bathroom and a cloakroom
- Workshop, utility room and ample storage
- Stunning, private, landscaped gardens with established planting veg plot and summerhouse
- Integrated double garage with electric up and over door and ample off road parking

RECEPTION HALL

21' 0" x 16' 2" (6.39m x 4.94m) Both max.

SITTING ROOM

18' 8" x 12' 5" (5.70m x 3.78m) Both max.

OFFICE

12' 1" x 8' 4" (3.69m x 2.55m) Both max.

BREAKFAST KITCHEN

20' 3" x 12' 10" (6.17m x 3.91m) Both max.

BILLIARDS ROOM

13' 5" x 12' 7" (4.08m x 3.83m) Both max.

CONSERVATORY

14' 4" x 10' 2" (4.38m x 3.10m) Both max.

UTILITY ROOM

15' 7" x 8' 3" (4.74m x 2.51m) Both max.

CLOAKROOM

5' 7" x 3' 7" (1.69m x 1.08m) Both max.

STORE ROOM

8' 8" x 5' 10" (2.65m x 1.78m) Both max.



WORKSHOP

11' 11" x 10' 2" (3.62m x 3.10m) Both max.

FIRST FLOOR LANDING

15' 7" x 11' 3" (4.75m x 3.42m) Both max.

BEDROOM

18' 4" x 16' 0" (5.58m x 4.88m) Both max.

EN-SUITE

11' 10" x 4' 7" (3.61m x 1.39m) Both max.

BEDROOM

17' 11" x 10' 3" (5.47m x 3.12m) Both max.

EN-SUITE

7' 11" x 6' 9" (2.41m x 2.07m) Both max.

BEDROOM

13' 4" x 12' 4" (4.07m x 3.77m) Both max.

BEDROOM

12' 11" x 12' 7" (3.94m x 3.83m) Both max.

BATHROOM

14' 1" x 8' 6" (4.28m x 2.59m) Both max.

GARAGE

7.45m x 7.45m (24' 5" x 24' 5")

SERVICES Mains electric, water, gas, drainage

TENURE: Freehold

COUCIL TAX BAND G

EPC RATING D

DIRECTIONS

From Windermere follow the A591 towards Kendal. Take the first exit into Staveley onto Danes Road, carry on down the road where it merges into Windermere Road. Take a right over the bridge onto Station Road follow the road for 200 metres and take a right onto Dashwood driveway and follow it round to the right where Dashwood is located on the left.

WHAT3WORDS: raven.deciding.compose









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