



Staveley

£335,000

1 The Green, Staveley, Kendal, LA8 9NS

A splendid end-terraced cottage nestled in the heart of the lively South Lakeland village of Staveley. This delightful three-storey, two-bedroom home has been thoughtfully modernised by the current owners, creating a bright and contemporary living space. The ground floor features an entrance porch that leads into a living room. Beyond, you'll find a modern dining kitchen. The first floor comprises a double bedroom, a convenient study, and a house bathroom. The second floor offers another double bedroom, with spectacular views of Reston Scar.

To the front is a driveway providing off-road parking for two cars. The rear of the cottage features a shared yard that includes a useful outbuilding and additional storage, perfect for outdoor gear or hobbies. With the village's amenities just a short walk away, 1 The Green offers the best of both worlds - peaceful living with easy access to local shops, cafes, and outdoor pursuits.

Quick Overview

- Splendid end-terraced cottage
- Modernised by the current owners
- High-quality kitchen appliances
- Two double bedrooms
- Three piece bathroom
- Spectacular views to Reston Scar
- Driveway providing off-road parking
- Rear yard with outbuilding
- Lovely village location
- Ultrafast broadband



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Ultrafast
broadband



Driveway providing
off-road parking

Property Reference: K6929



Entrance Porch



Living Room



Living Room



Living Room

Property Overview: Staveley is a popular village located within the Lake District National Park, situated at the base of the picturesque Kentmere Valley. Conveniently located between the market town of Kendal and Lake Windermere, it lies just off the main A591, the primary route into the southern parts of the Lake District. The village is well-connected by a railway line that links it to both Oxenholme and Windermere, ensuring excellent access to national transportation networks.

The village boasts a vibrant community atmosphere, offering a range of amenities including shops, a post office, a primary school, churches, and a local pub. A highlight of Staveley is the popular Mill Yard, home to various shops, a café, and the renowned Hawkshead Brewery, making it a focal point for both locals and visitors alike.

As you enter through the entrance porch, you'll find a convenient bench perfect for taking off muddy boots after a walk in the nearby fells. There's also ample space to hang your everyday coats.

Leading into the living room, you'll be greeted by a warm and inviting space featuring a gas fire set upon a tiled hearth, ideal for cosy evenings. The room benefits from a pleasant outlook to the front.

An open archway leads you seamlessly into the modern dining kitchen. Fitted with a range of wall, base, and drawer units with dark granite countertops and an inset stainless steel sink with a drainer. High-quality kitchen appliances include; a Neff five-ring gas hob with an extractor hood, an AEG double oven, a Bosch dishwasher, a washing machine, and an integrated fridge freezer. A door from the kitchen provides access to the rear yard.

A staircase leads from the kitchen to the first floor landing. On the landing there is a door with a concealed staircase leading to the second floor.

On the first-floor landing, you'll find a door with a concealed staircase leading to the second floor. Bedroom one is a double room with a pleasant front outlook and fitted mirrored wardrobes. The house bathroom features a three-piece suite, including a panel bath with a shower over, a pedestal wash hand basin, and a W.C. Additional features include a chrome towel radiator and an airing cupboard housing the wall-mounted boiler. At the end of the landing, a useful study with a large window offers views of Reston Scar.

The second floor is dedicated to a spacious double bedroom with double aspect windows that provide a spectacular view over Reston Scar.

Outside, the cottage features a paved driveway offering off-road parking for two vehicles. At the rear, you'll find a shared yard that includes a practical outbuilding and a storage area.

Accommodation with approximate accommodations:

Ground Floor:



Dining Kitchen



Dining Kitchen



Study



Bathroom



Bedroom One



Bedroom One

- Entrance Porch
- Living Room
- Modern Dining Kitchen
- First Floor:
- Landing
- Bedroom One
- Study
- House Bathroom
- Second Floor:
- Bedroom Two

Parking: A paved driveway offers off-road parking for two vehicles

Services: Mains gas, mains water and mains electricity.

Council Tax: Westmorland & Furness Council -

Tenure: Freehold.

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 Location & Directions [///glosses.language.headless](http://glosses.language.headless)

The village of Staveley is conveniently located roughly halfway between Kendal and Windermere, just off the A591. To reach the property, head into the village center and turn right onto Kentmere Road. The property will be on your left, directly across from the Fire Station.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat)



Bedroom Two



Bedroom Two



Views to Reston Scar



Rear Yard

Request a Viewing Online or Call 01539 729711

Meet the Team

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The Green, Staveley, Kendal, LA8

Approximate Area = 952 sq ft / 88.4 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 977 sq ft / 90.7 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). © nchecon 2024. Produced for Hackney & Leigh. REF: 1179235

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