



1 Church View, Staveley
£325,000



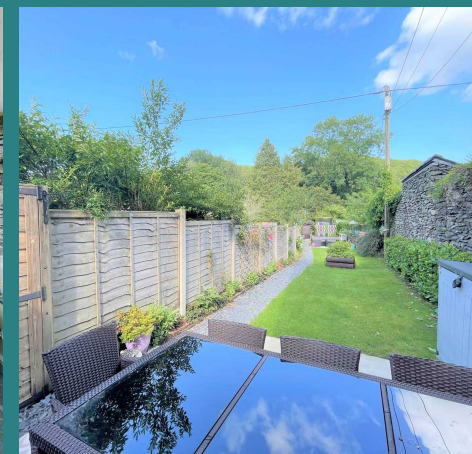
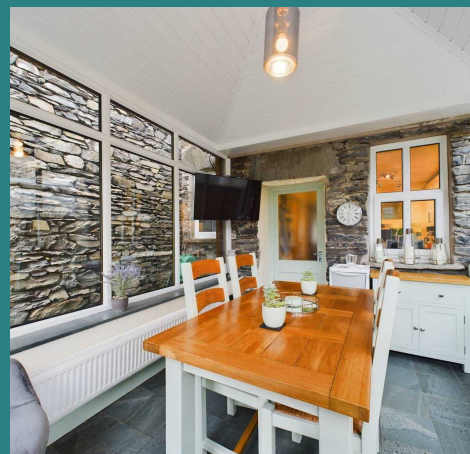


1 Church View

Staveley, Kendal

Nestled in the heart of the picturesque village of Staveley, this charming three-bedroom end terraced cottage offers a perfect blend of traditional character and modern comfort. The property boasts a stone and slate exterior, a cosy lounge with a wood burner, kitchen, dining room, three bedrooms and bathroom. Outside is on street parking and a generous private garden to the rear. The cottage is situated on Church View in Staveley, a sought-after village in the Lake District National Park with a range of amenities, including shops, pubs, cafes, a post office, a primary school and a railway station. The village is also home to the renowned Staveley Mill Yard, which hosts a variety of artisan businesses and attractions. The location is ideal for outdoor enthusiasts, as there are many walks and cycling routes nearby, as well as easy access to the lakes and fells.

Take the A591 towards Windermere, turn right into the village and proceed along the main street, take the right turning into Kentmere Road by the zebra crossing. Church View is then found on the right hand side of the road opposite the Church.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Entrance

From the front of the property, the entrance door leads into the lounge.

Lounge

12' 3" x 15' 1" (3.74m x 4.59m)

The lounge has a large recessed fireplace with a slate-effect hearth and houses a wood-burning stove. There are alcoves on either side and a window on the front aspect. Doors lead to the kitchen and to the stairs to the first-floor landing.

Kitchen

9' 11" x 9' 3" (3.03m x 2.83m)

The pale coloured fitted kitchen has a butcher block-effect worktop that extends to a breakfast bar, a stainless steel sink, an integrated oven and gas hob with extractor fan, and an integrated fridge. There is a door to the understairs store, a door to the utility room, and a door leading into the conservatory.

Understairs Store

This useful storage space has power and light.

Utility Room

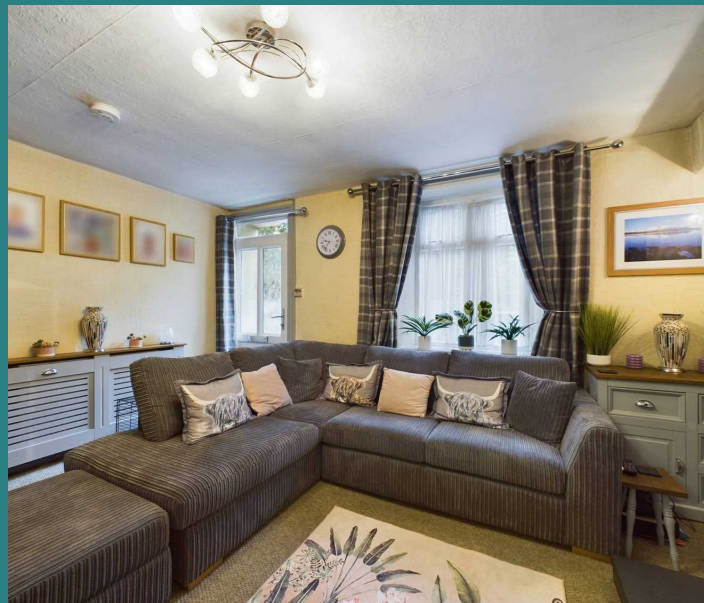
6' 11" x 3' 9" (2.12m x 1.14m)

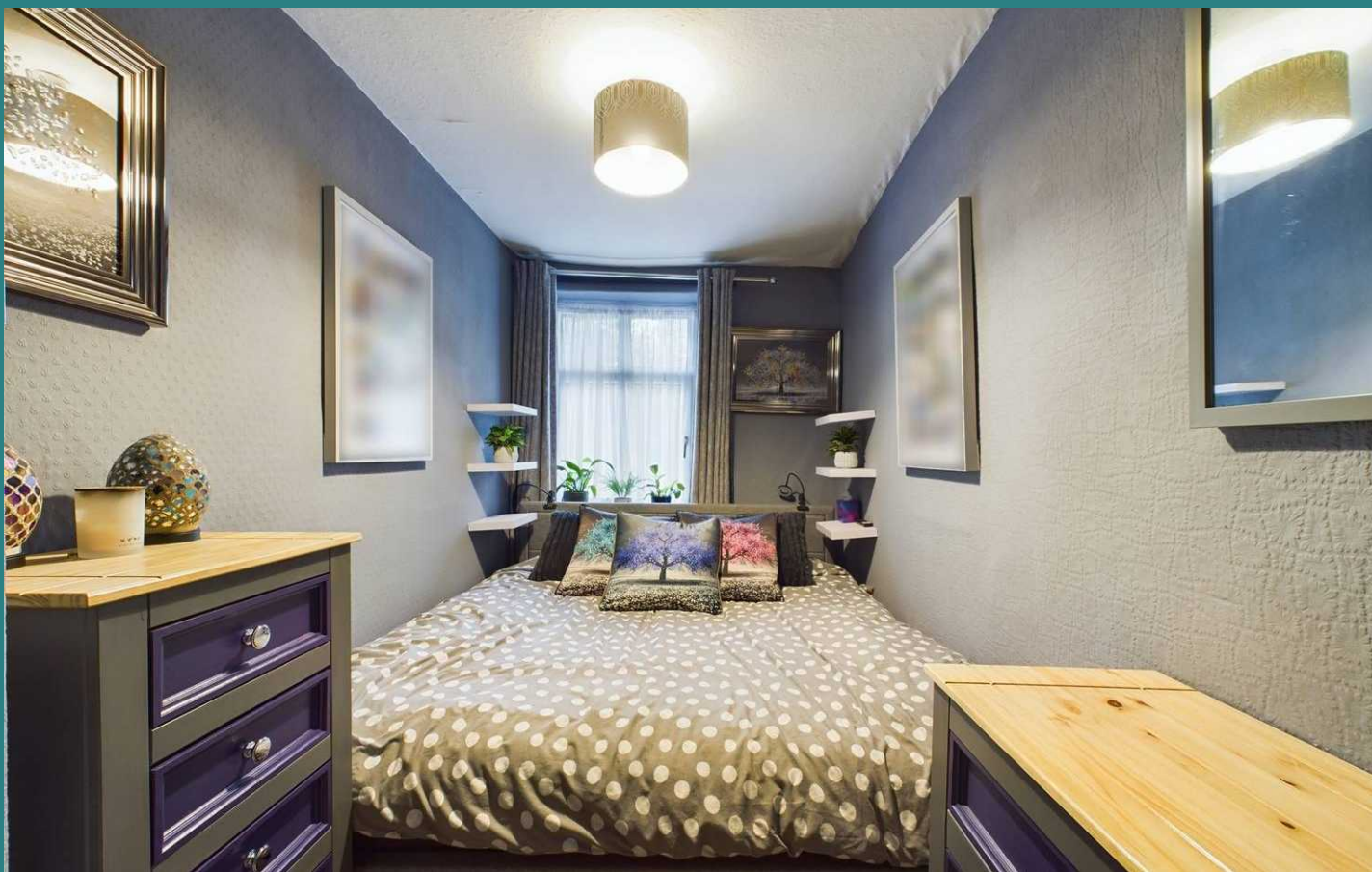
This room has shelving, power, and light, along with plumbing for a washing machine. There is a window on the rear aspect.

Conservatory

10' 10" x 8' 1" (3.30m x 2.47m)

A dwarf wall conservatory with a uPVC roof and double patio doors to the rear garden.





First Floor Landing

5' 5" x 5' 3" (1.66m x 1.60m)

The landing has doors to the bedrooms and bathroom, as well as a shelved storage cupboard. There is an access hatch to the loft space and a glazed skylight.

Bedroom One

12' 11" x 6' 9" (3.93m x 2.07m)

With a window on the front aspect.

Bedroom Two

9' 6" x 6' 11" (2.89m x 2.10m)

With a built-in wardrobe with storage above and a window on the front aspect.

Bedroom Three

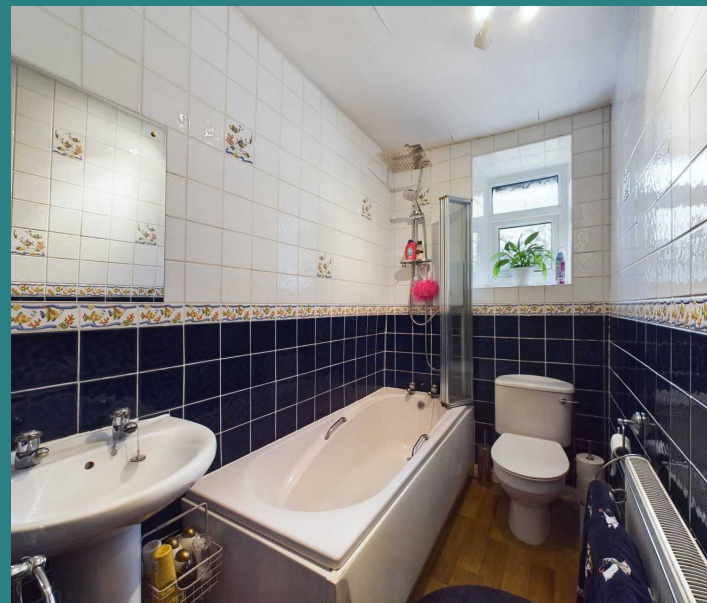
7' 1" x 8' 6" (2.15m x 2.60m)

With a window on the rear aspect.

Bathroom

7' 7" x 4' 10" (2.30m x 1.48m)

The suite comprises a panel bath with a shower over and an additional rainfall shower head, a close-coupled w.c., and a pedestal wash basin. There is a window with privacy glass on the rear aspect and a door to the airing cupboard housing the Worcester boiler.



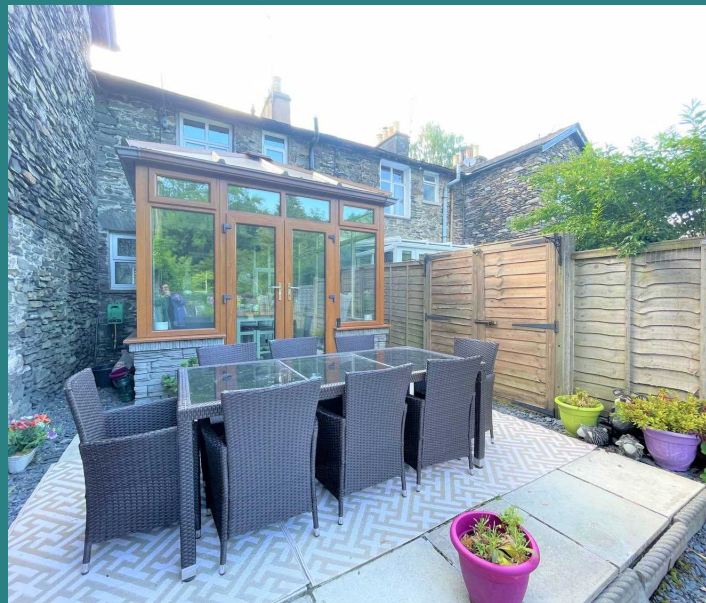
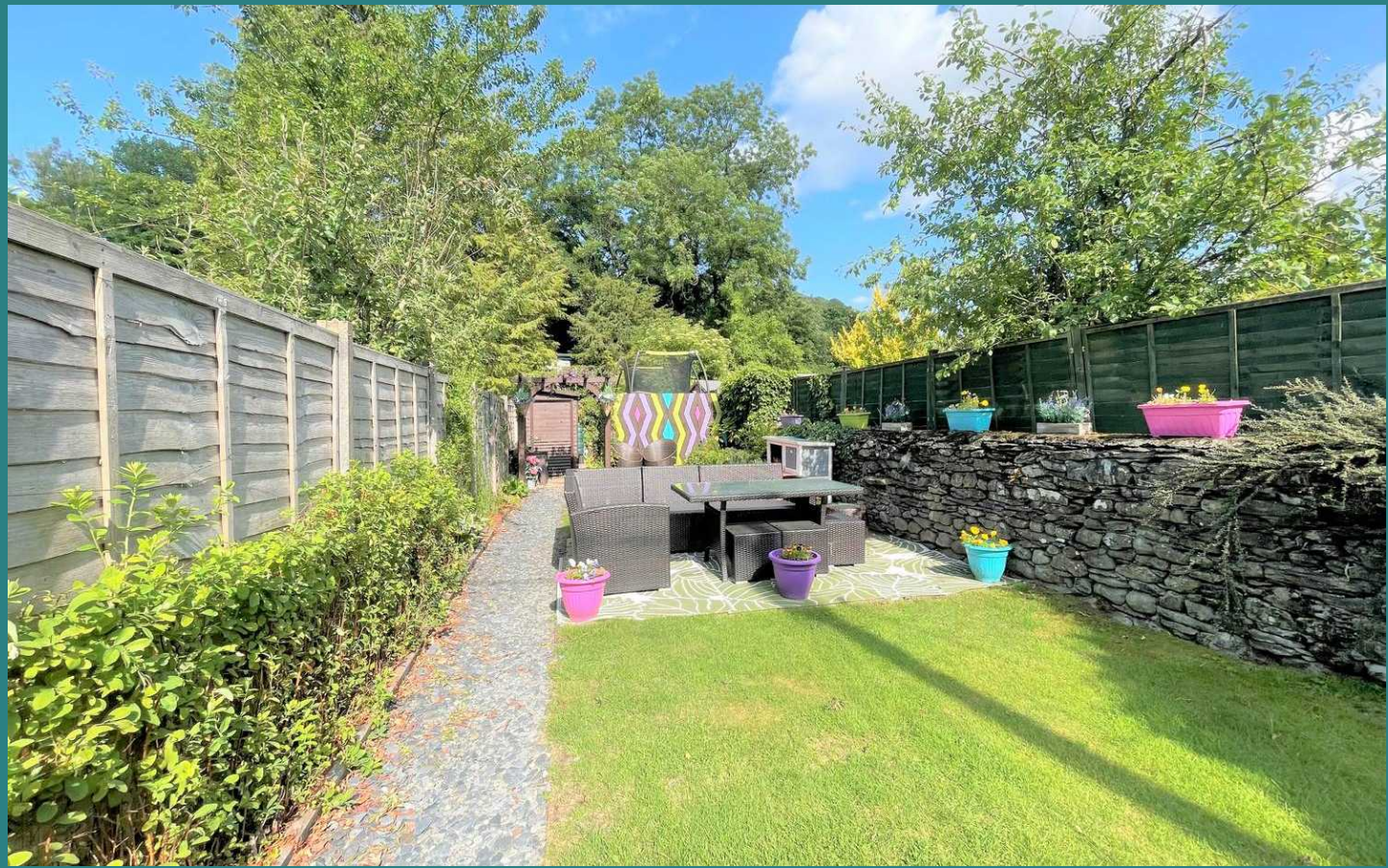
GARDEN

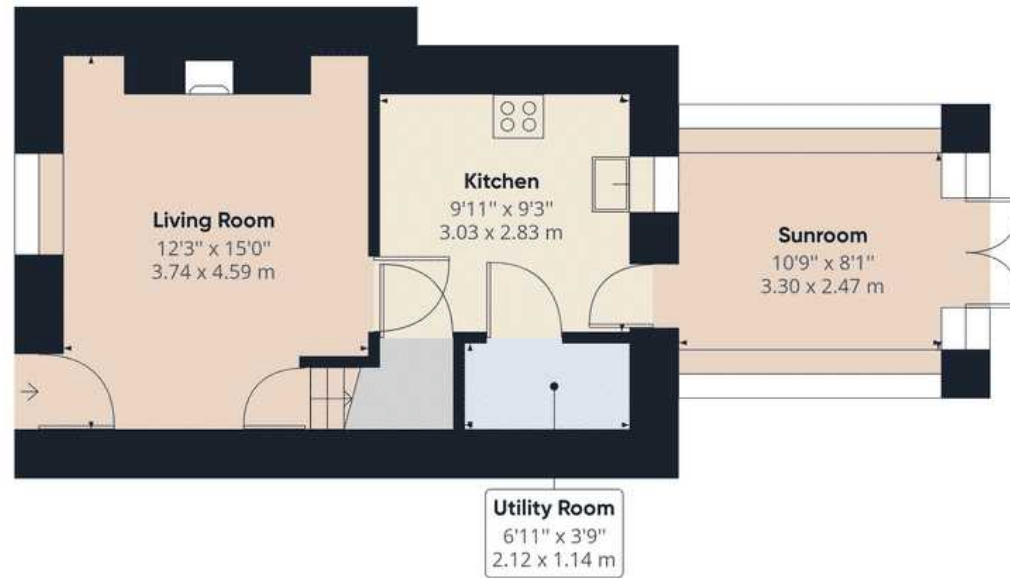
The rear garden has a paved patio and lawn, with a path of slate chippings along the side to a further seating area and two garden sheds.

PARKING

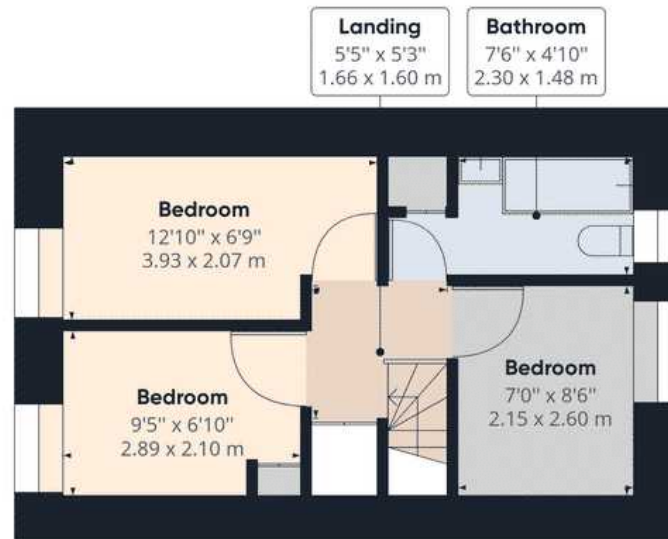
There is no designated parking with this property.

SERVICES: electric, gas, mains water and drainage, gas central heating, broadband FTP (fibre to the premises)





Ground Floor



Floor 1



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