



Croft Side Cottage Crook Road, Staveley  
£345,000



## Croft Side Cottage Crook Road

### Staveley

Accessed via a private lane is this mid terraced cottage located in a desirable rural setting yet remaining within walking distance of Staveley where the village has 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. Staveley is located between the market town of Kendal and Windermere village and offers easy access to the mainline railway station at Oxenholme, the market town of Kendal, both the Lake District and Yorkshire Dales National Parks and road links to the M6.

Nestled in a lovely setting, this 2 Bedroom Terraced Barn Conversion offers a delightful blend of character and modern comfort. The mid-terraced cottage beckons with its charming open plan living area boasting a sleek modern kitchen, inviting engineered wood flooring, and a cosy multi-fuel burning stove.

Ascend to the upper floor to discover two generously proportioned double bedrooms, with the main bedroom featuring an en-suite bathroom and a balcony that affords sweeping panoramic views. Completing the accommodation is a three-piece suite bathroom. The property has been ran as a successful holiday let by the current owners and would be a great investment opportunity. An added benefit is that a New Klargeter treatment plant is currently being installed.

A fully enclosed paved patio rear garden beckons with its gravel features, bordered by established trees, hedges, and thoughtfully planted beds. Furthermore, the current owners have expanded the garden space towards the rear, acquiring pedestrian access and the potential for an additional parking spot, subject to planning permission. Parking for one vehicle is already accommodated at the front of the property, providing hassle-free convenience for residents and visitors alike. With its harmonious blend of indoor refinement and outdoor tranquillity, this charming abode is a unique opportunity to embrace a lifestyle of comfort and convenience in a picturesque locale.

- Delightful character mid terraced cottage
- Additional garden and parking space to be included in Spring 2026
- Excellent investment opportunity
- Charming open plan living area with a modern kitchen, engineered wood flooring and multi fuel burning stove
- Two double bedrooms with the main bedroom having an en-suite bathroom and a balcony with far reaching views
- Modern bathroom, en-suite and cloakroom/WC
- Enclosed garden to the rear & parking to front
- Short walk to Staveley train station & village amenities
- Sold with NO ONGOING CHAIN
- Road links to the M6 Motorway and the Lake District National Park

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING D

#### SERVICES

Mains electric, mains water, septic tank

#### COUNCIL TAX:Business Rates

#### TENURE:FREEHOLD

#### DIRECTIONS

From Windermere take the first exit in to Staveley and proceed toward the centre of the village to turn right over the bridge on to Station Road, continue under the railway bridge on to Crook Road and proceed down the road to find a left down a private lane and follow the road to the end to find Croft Side Cottage directly in front.

WHAT3WORDS://outfit.scream.science





#### GROUND FLOOR

##### ENTRANCE HALL

21' 11" x 6' 7" (6.67m x 2.00m)

##### OPEN PLAN LIVING AREA

20' 10" x 14' 5" (6.34m x 4.40m)

##### CLOAKROOM

5' 9" x 2' 7" (1.74m x 0.79m)

#### FIRST FLOOR

##### LANDING

6' 1" x 5' 6" (1.86m x 1.67m)

##### BEDROOM

19' 0" x 12' 4" (5.80m x 3.75m)

##### EN-SUITE

6' 9" x 6' 4" (2.05m x 1.93m)

##### BEDROOM

12' 6" x 8' 7" (3.81m x 2.61m)

##### BATHROOM

8' 1" x 5' 10" (2.46m x 1.79m)











## THW Estate Agents

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