



3 High Reston Barn, Staveley
£550,000



3 High Reston Barn

Staveley

An end-terraced barn conversion set on the outskirts of the sought after village of Staveley which is convenient for both Windermere and Kendal. The property also has great access to the M6 Motorway and the rest of the Lake District National Park. Nestled amidst the tranquil embrace of a beautiful rural setting, this 4-bedroom end-terraced detached barn conversion offers a harmonious blend of modern comfort and rustic charm. The end-terraced property boasts a stunning sitting room where you can cosy up around the fantastic woodburning stove, complemented by a modern kitchen diner that beckons for culinary creativity. With two bedrooms conveniently located on the ground floor and two on the second floor, the layout accommodates varying lifestyles with finesse. Adding to the allure there is a modern utility room, a family bathroom and cloakroom on the ground floor, while an en-suite bathroom on the second floor provides a touch of luxury. Outside, the property reveals its true charm with meticulously kept gardens flourishing to the front and rear. Paved patio seating areas invite al fresco relaxation, alongside lush lawns that invite playful afternoons under the sun. Well-established trees and hedges lend privacy to the outdoor space, creating an oasis of tranquillity. Character-filled rockery features and carefully planted beds add a touch of elegance to the landscape. To the front, a garage, large storage shed and off-street parking ensure that convenience is never compromised, offering ample space for vehicles. The property also offers a small parcel of land located part way down the lane. Whether unwinding amidst nature's embrace or indulging in the convenience of garage parking and off-street parking, this property promises a lifestyle of comfort and serenity in equal measure.

- Fabulous end terraced barn conversion
- Lovely semi rural location yet within walking distance to shops, pubs and bus routes
- Stunning living room with vaulted ceiling, woodburner & Juliet balcony
- Fantastic walks & bike rides right from your doorstep
- Spacious, modern kitchen diner PLUS large utility room
- FOUR bedrooms spread over three floors
- Family bathroom and cloakroom on the ground floor with an en-suite bathroom on the second floor
- Well maintained, established gardens to the front and rear
- Garage, large storage shed & off street parking
- Local Occupancy Clause applies

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 C

SERVICES

Mains electric, mains gas, mains water, septic tank

COUNCIL TAX: CURRENTLY BAND F

TENURE:FREEHOLD

DIRECTIONS

Proceed north from Kendal along the A591 towards Windermere. Pass the two Staveley junctions and the driveway to High Reston Barn is situated on the right hand side after the row of white cottages. Number 3 is on the end.

WHAT3WORDS://starred.flotation.pickup





GROUND FLOOR

ENTRANCE HALL

10' 8" x 10' 5" (3.25m x 3.18m)

BEDROOM

15' 1" x 10' 3" (4.59m x 3.12m)

BEDROOM

14' 11" x 8' 11" (4.56m x 2.72m)

BATHROOM

9' 5" x 6' 10" (2.87m x 2.09m)

INNER HALLWAY

7' 1" x 5' 2" (2.17m x 1.58m)

UTILITY ROOM

11' 4" x 10' 8" (3.45m x 3.26m)

CLOAKROOM

5' 3" x 3' 1" (1.59m x 0.93m)

FIRST FLOOR

LANDING

6' 0" x 5' 9" (1.83m x 1.74m)

SITTING ROOM

22' 8" x 11' 1" (6.90m x 3.37m)

KITCHEN DINER

25' 3" x 15' 0" (7.69m x 4.58m)

SECOND FLOOR

LANDING

9' 3" x 6' 7" (2.81m x 2.01m)

BEDROOM

13' 2" x 8' 5" (4.01m x 2.56m)

EN-SUITE

6' 6" x 5' 6" (1.97m x 1.67m)

BEDROOM

12' 6" x 5' 4" (3.81m x 1.63m)











THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.