



4 Gatefoot Cottages Windermere Road, Staveley
£335,000



4 Gatefoot Cottages Windermere Road

Staveley, Kendal

Tucked away in the ever popular Lakeland village of Staveley, this beautifully presented cottage enjoys a wonderful setting in the heart of the community. Staveley is loved for its thriving local scene, with independent cafés, artisan bakeries, traditional pubs and scenic walks all close at hand. The village also offers excellent access to the wider Lake District National Park, while the nearby M6 provides convenient connections for travel further afield. This charming home blends character with tasteful modern updates and enjoys a peaceful position with lovely natural light throughout. The ground floor has been thoughtfully reconfigured to create a bright and sociable open plan living space. The sitting room and kitchen have been opened up to form a welcoming heart of the home, complete with a cosy wood burning stove. A stylish newly fitted kitchen sits comfortably within the space, ideal for both everyday living and entertaining. A separate dining room sits to the rear, enhanced by a newly constructed sloping roof and skylight which draws in wonderful natural light. The property was fully renovated in 2024, including a new heating system and complete rewire, alongside the installation of new kitchen and bathroom fittings, flooring and carpets throughout. New flooring with underfloor heating runs across the ground floor, adding both comfort and a sleek finish. Upstairs the property offers two well proportioned bedrooms, including a comfortable double bedroom and a practical single room which could also work well as a home office or guest space. The first floor also features a contemporary shower room fitted with a walk in shower and a stylish sink unit, creating a fresh and modern feel. Outside the cottage continues to impress with its charming outdoor space. The enclosed rear garden is a particularly special feature, offering a wonderfully tranquil setting right beside the river, creating a peaceful place to relax and enjoy the surroundings. A gate provides direct access towards the water, while the garden itself is both pretty and manageable. To the front there is an additional garden area with fencing and a gate, adding to the welcoming feel of this delightful home.

- Beautifully presented cottage in a highly desirable Staveley location
- Bright open plan living space
- Stylish new kitchen forming the heart of the home
- Cosy wood burning stove adding warmth and character to the living area
- Separate dining room with a skylight allowing lovely natural light
- Underfloor heating throughout the entire ground floor
- Two bedrooms on the first floor including a comfortable double and a practical single room
- Contemporary first floor shower room featuring a walk in shower and stylish sink unit
- Attractive enclosed rear garden with gate providing access to the river behind
- Additional front garden with fencing and gate, completing this charming and welcoming home

DIRECTIONS: From the A591, turn into Staveley onto Danes Road and continue through the village. Follow the road along until you reach Windermere Road. As you continue, you will pass a layby on the right-hand side, which is a convenient place to park. From here, walk past Rawes Garth and you will soon see a gap between two white houses. Follow the path down through this opening and Number 4 Gatefoot Cottages can be found at the bottom on the left, accessed through a wooden gate.

WHAT3WORDS:///bedroom.curious.screen

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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ENTRY

4' 5" x 3' 7" (1.35m x 1.08m)

KITCHEN / LIVING ROOM

22' 10" x 11' 4" (6.95m x 3.46m)

DINING ROOM

10' 4" x 7' 10" (3.16m x 2.38m)



LANDING

2' 11" x 2' 11" (0.90m x 0.89m)

BEDROOM

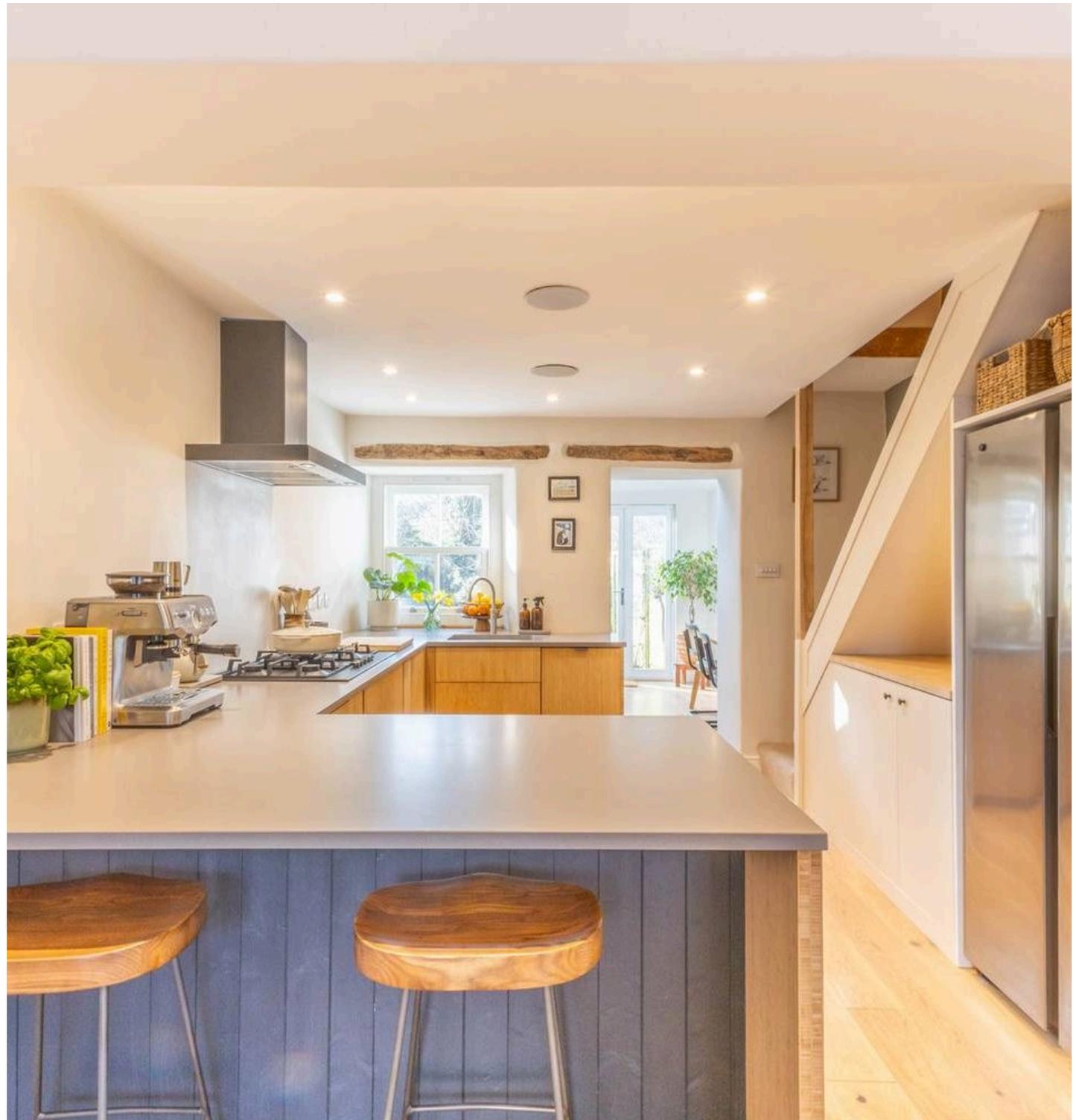
11' 5" x 10' 11" (3.48m x 3.32m)

BEDROOM

8' 5" x 6' 4" (2.57m x 1.93m)

SHOWER ROOM

5' 8" x 4' 5" (1.73m x 1.34m)









Ground Floor



Floor 1

Approximate total area⁽¹⁾

584 ft²

54.2 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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