



Staveley

£325,000

11 Rawes Garth, Staveley, Kendal, LA8 9QH

11 Rawes Garth is a well-presented, easy-to-manage three-bedroom property situated in the picturesque village of Staveley, offering pleasant views of the River Gowan. Staveley provides a variety of amenities including pubs, bars, shops, cafes, and scenic walks, as well as a local train station with links to Windermere, Kendal, and Oxenholme. With its well-presented interior, generous layout and beautiful views, this property has everything you could wish for!

Quick Overview

- Well presented terrace property
- Low maintenance front and rear gardens
- Views of the River Gowan
- Living/dining room and kitchen
- Three bedrooms
- Three piece bathroom suite
- Gas central heating
- Peaceful village location
- Early viewing recommended!
- Ultrafast broadband speed*



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Ultrafast



Garage

Property Reference: K7250



Entrance Hall



Kitchen



Dining Area



Living Room

Entering through the front door, you step into the entrance hall with stairs to the first floor and doors leading into the living/dining room and kitchen. The spacious, light, and airy living/dining room enjoys a dual aspect to the front and rear, offering a welcoming and versatile space for family life.

The kitchen is fitted with a range of wall and base units with coordinating work surfaces, an inset sink and drainer, and part-tiled walls. Integrated appliances include an oven with a four-ring electric hob and stainless-steel extractor. There is space for a fridge/freezer and plumbing for a washing machine. A door leads out to the garden, and a useful storage cupboard completes the kitchen area.

On the first floor, the landing provides access to the loft, three bedrooms and the family bathroom. Bedroom one is a double room with views of the fells, while bedroom two is a further double with views of the River Gowan. Bedroom three is a single room with a storage cupboard and also enjoys views of the river.

The bathroom is fitted with a three-piece suite comprising a panel bath with shower over, wash hand basin, and WC. The room is finished with tiled walls and floor, a heated towel rail, and a window.

Externally, the property features low-maintenance front and rear gardens, with an alleyway providing access to the rear. There is also the benefit of a garage located at the front of the property.

Offered with upward chain, this stunning mews house is an ideal opportunity to enjoy village living on the doorstep of the Lake District National Park. Call today to arrange a viewing and experience the charm of Staveley for yourself.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

24' 11" x 10' 11" (7.62m x 3.34m)

Fitted Kitchen

12' 0" x 8' 0" (3.67m x 2.45m)

First floor

Landing

Bedroom One

12' 4" x 10' 11" (3.76m x 3.34m)

Bedroom Two

12' 7" x 8' 8" (3.84m x 2.66m)

Bedroom Three

9' 7" x 7' 10" (2.93m x 2.41m)

Bathroom

Parking: On street parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

Services: Mains water, mains electricity, mains gas and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions:

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From Plumgarths roundabout on the Northern fringes of Kendal proceed along the A591 heading towards Windermere. Proceed past the Petrol Station on the right hand side and continue for approximately 1 mile taking the 2nd turning on the right for Staveley Village. Proceed towards Staveley village and along Danes Road and into Windermere Road and take the next turning on the right into Rawes Garth after the Cumbria Tourism offices. The property is to be found ahead of you as you enter the cul de sac.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Two



Garden



River Gowan



Garden

Anti Money Laundering Regulations: 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).

Agent Note: The property is currently subject to an Assured Shorthold Tenancy with the tenant requiring two months notice to vacate.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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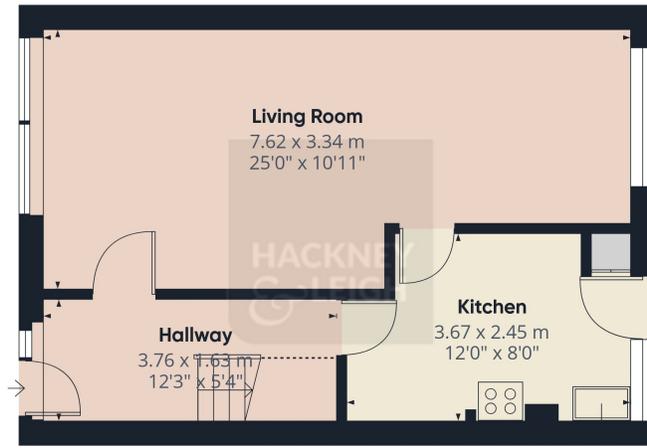


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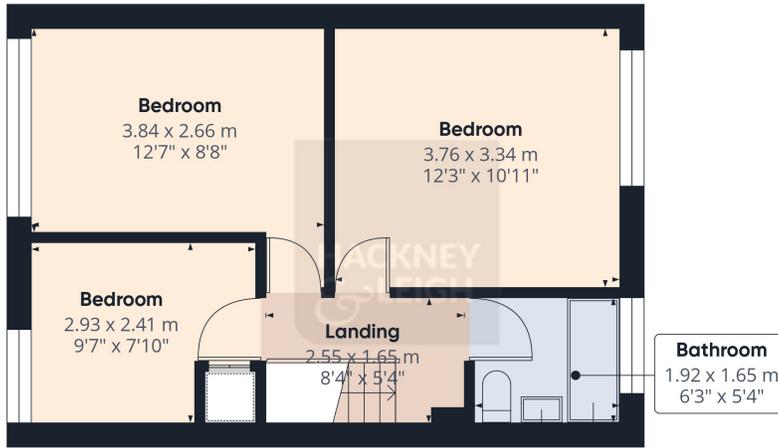


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Floor 0



Floor 1

Approximate total area^m

74.9 m²
806 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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Request a Viewing Online or Call 01539 729711