



## Staveley

**£375,000**

1 Fellside  
Danes Road  
Staveley  
Kendal  
Cumbria  
LA8 9PR

A large semi detached house with 2 reception rooms, 3 bedrooms and with detached double garage, parking and gardens. Backing on to the fells with pleasant views of both Reston Scar and Lily Fell.

Property Ref: W5557





Sitting Room



Dining Room

**Location:** On the edge of Staveley village with all the amenities it has to offer including post office, public house, shops, school etc and the popular Staveley Mill Yard.

Staveley is situated just off the A591 roughly midway between Windermere and Kendal with good road links and train station.

From Windermere enter Staveley on Danes Road and bear almost immediately left. This part of Danes Road is a cul de sac for cars and 1 Fellside is a few hundred meters along on the right, almost at the end of the road.

**Description:** 1 Fellside is a good sized semi detached house in a slightly elevated position allowing views to both Reston Scar at the rear and Lily Fell to the front.

Offering 2 reception rooms, kitchen and separate utility on the ground floor, together with 3 bedrooms and bathroom on the first floors. The property has uPVC double glazed windows and gas fired central heating.

Outside is a large detached double garage to the front which is set lower than the house and has a large rooftop patio. Side driveway and part lawned garden to the rear with paved patio and raised decking area. The rear backs onto the fell.

**Accommodation:** (with approximate measurements)

**Porch**

**Entrance Hall** Stairs to First Floor with understairs cupboard with Vaillant gas combination boiler.

**Sitting Room** 13' 6" into bay x 11' 10" Max (4.11m into bay x 3.61m Max) uPVC double glazed bay window looking through the trees to Lily Fell. Open fire with timber surround and marble inset and hearth. Built in cupboards.

**Dining Room** 11' 10" x 11' 10" Max (3.61m x 3.61m Max) Multi fuel stove and double glazed sliding doors to rear patio.

**Kitchen** 8' 4" x 6' 10" (2.54m x 2.08m) Fitted wall and base units, inset sink, Stoves oven, grill and gas hob with cooker hood over. Tiled walls and central heating controls.

For a Viewing Call 015394 44461



Bedroom 2

**Utility** 8' 8" x 6' 0" (2.64m x 1.83m) Fitted work surface with space for a washing machine, dryer and fridge. Tiled floor.

**Stairs to First Floor** Landing with access to roofspace.

**Bedroom 1** 13' 6" into bay x 12' 2" into wardrobes (4.11m x 3.71m) Fitted furniture of 1 triple, 1 double and 1 single wardrobe, 2 chests of drawers. uPVC bay windows with pleasant outlook.

**Bedroom 2** 11' 10" x 10' 10" into wardrobes (3.61m x 3.3m) Large window overlooking the rear garden and fellside to the rear. Fitted furniture of 2 single wardrobes, 2 tall boys and central dresser.

**Bedroom 3** 7' 6" x 7' 5" (2.29m x 2.26m) A lovely aspect towards Lily Fell.

**Bathroom** A 4 piece white suite of spa bath with shower attachment, separate walk in shower with Grobe shower unit, wash hand basin and WC. Tiled walls and floor. Extractor fan.

**Outside:** To the front of the property is a sloping driveway up to the house with parking for 2-3 cars. Large detached double garage with roof terrace.

To the rear is part paved, part lawned garden with timber decked sitting area at the top and uPVC shed, all backing onto the open fellside at the rear.

**Garage** 18' 1" x 15' 10" (5.51m x 4.83m) Plus raised storage area to the rear. Light and power. Electric door.



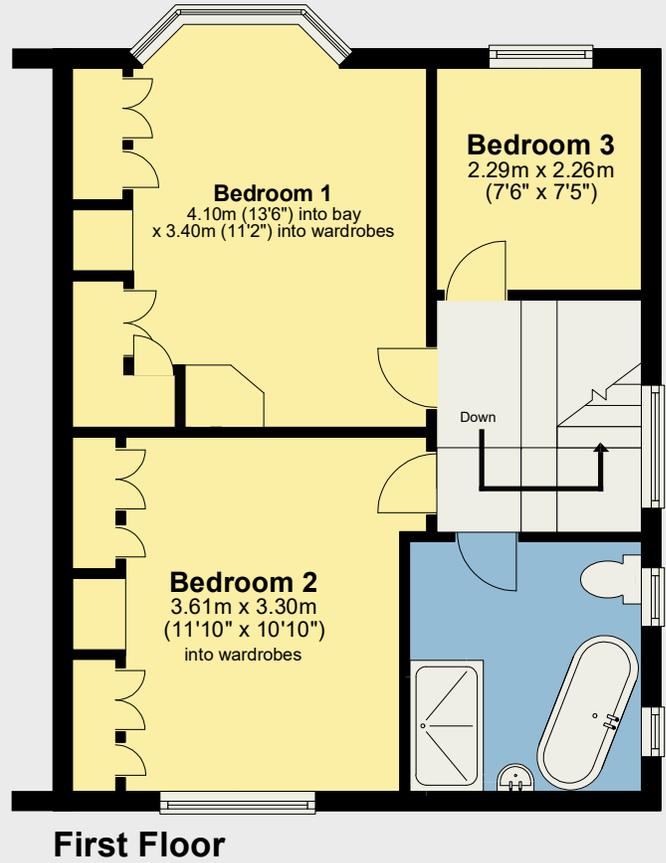
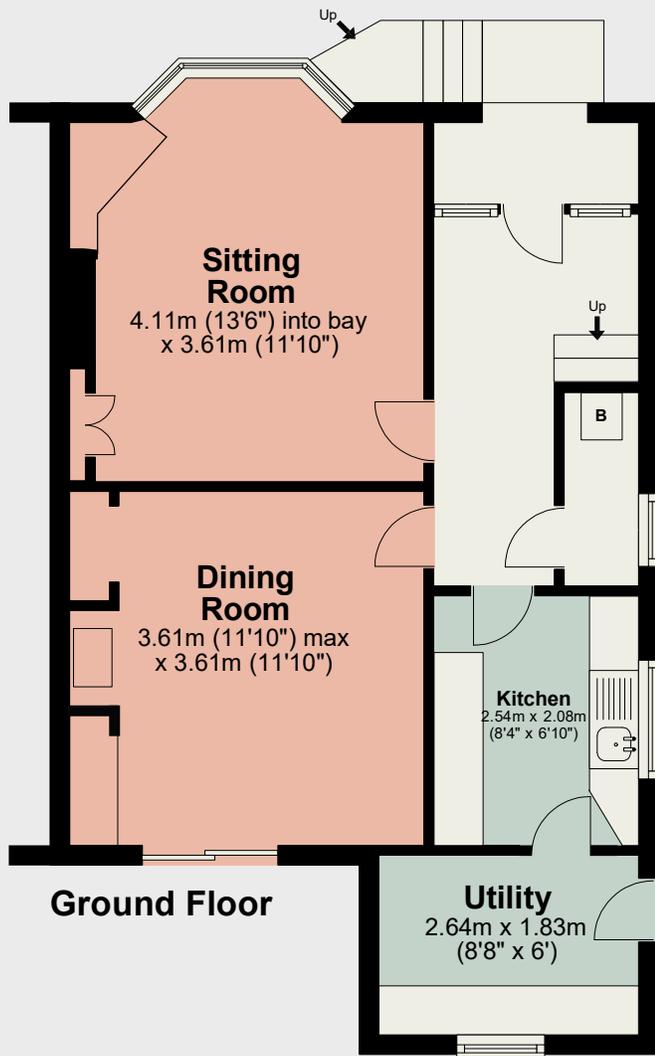
Bedroom 1

**Services:** Mains gas, electricity and water. Private drainage to septic tank and electricity. Gas fired central heating to radiators and uPVC double glazed windows.

**Tenure:** Freehold. Vacant possession upon completion.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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



Total area: approx. 91.1 sq. metres (981.1 sq. feet)

For illustrative purposes only. Not to scale. REF: W5557

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.