

## Staveley

**£275,000**

Riverside Cottage  
Windermere Road  
Staveley  
Kendal  
Cumbria  
LA8 9PL

Property Ref: K6309

This well presented modern two double bedoomed cottage is tucked away in a quiet corner of the popular village of Staveley overlooking the River Gowan and offering private parking for two cars and an easy to maintain patio garden.

The living space is well balanced with two double bedrooms and bathroom on the first floor which complement the ground floor living room and fitted dining kitchen and the adjoining conservatory. An ideal home for permanent use or as the present owners have done for over twenty years a holiday home in this delightful corner of South Lakeland.

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Dining Kitchen



Living Room



Bathroom

**Description:** Tucked away and as its name suggests adjoining the river Gowan and being just a short walk away from the centre of the popular Lake District National Park village of Staveley. The layout offers a spacious living room, dining kitchen and conservatory on the ground floor and two double bedrooms and a bathroom on the first floor. The property benefits from attractive double glazed windows, gas central heating (the boiler having just been replaced), private parking and easy to manage gardens. There is no upward chain and early possession is available.

**Location:** Leaving Kendal take the A591 to Windermere, take the right turning into the Village of Staveley and proceed along the main street, onto Windermere Road. The entrance for Riverside Cottage is then found just before Rawesgarth, by turning left into the drive by Gatefoot House and following the drive down to the cottage.

The village of Staveley has a thriving community and has amenities including, primary school, pub, church, post office, Spar shop and a variety of specialist shops, together with popular Mill Yard with Wilfs café and the Hawkshead Brewery.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Open Canopy Porch** with store cupboard and outside light.

**Living Room** 18' 2" x 14' 3" (5.54m x 4.34m) a welcoming room with three double glazed windows to the front and side. Two radiators and staircase to first floor with deep cupboard under. TV aerial and telephone point.

**Dining Kitchen** 12' 4" x 11' 3" (3.76m x 3.43m) with double glazed window and glazed panelled door to the sun room. Fitted with a range of pine wall and base units with complementary working surfaces and inset bowl and half stainless steel sink, co-ordinating part tiled walls and tiled floor. Space for



Bedroom 1

cooker and fridge freezer, plumbing for washing machine. Radiator and Worcester wall mounted gas boiler.

**Conservatory** 10' 9" x 7' 1" (3.28m x 2.16m) overlooking the river Gowan with double glazed windows and part glazed stable door to garden. Tiled floor.

#### First Floor

**Landing** with access to loft space. Shelved linen cupboard.

**Bedroom 1** 14' 3" x 10' 6" (4.34m x 3.2m) with two double glazed windows and fell and river views, Radiator and corner vanity unit with wash hand basin and tiled splash back.

**Bedroom 2** 12' 4" x 11' 3" (3.76m x 3.43m) with river and fell views, double glazed window, radiator.

**Bathroom** complementary tiled walls, double glazed window and radiator. A three piece suite comprises; panel bath with Mira shower over, pedestal wash hand basin and WC. Extractor fan and shaver and light point.

**Outside:** The property benefits from parking to the front of the house, together with a paved patio on which to sit and enjoy the outlook over the river Gowan. To the rear is a sheltered riverside patio garden with mature planted beds.

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

**Tenure:** Freehold

**Council Tax:** South Lakeland District Council - Band C

**Viewing:** Strictly by appointment with Hackney & Leigh - (01539) 729711

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

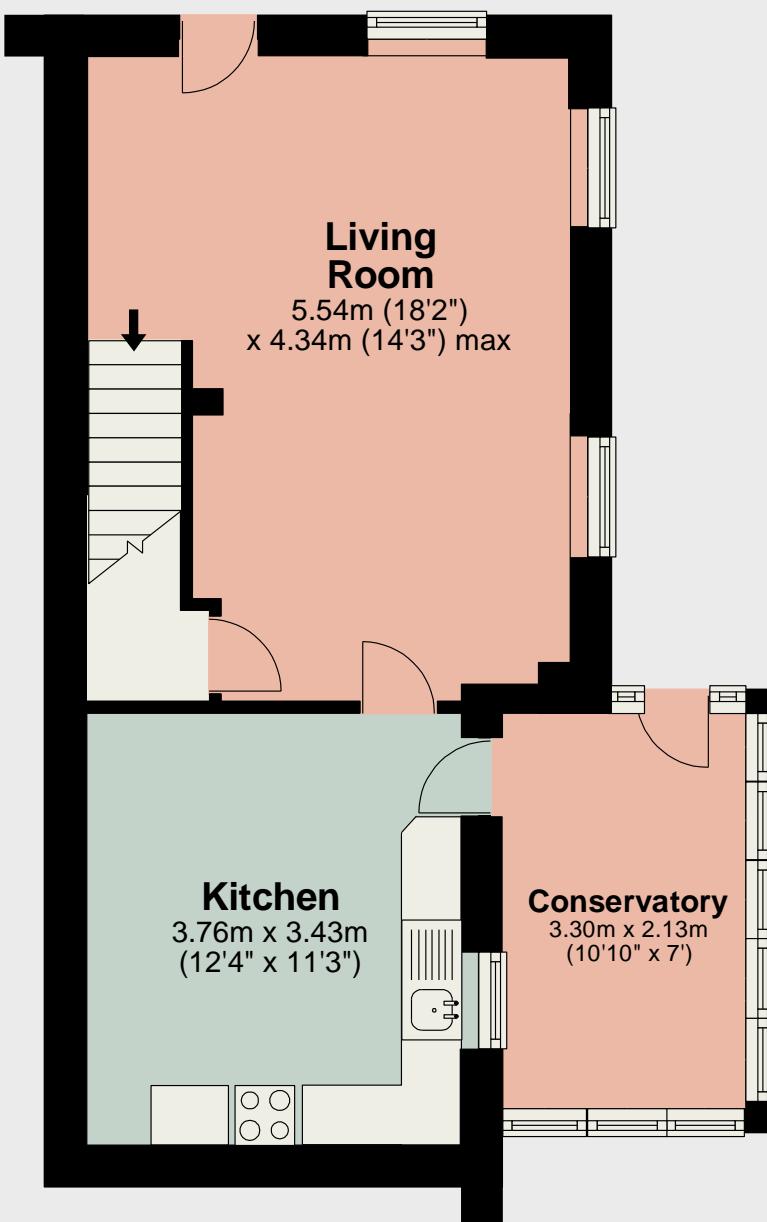


Bedroom 2



Rear garden area

## Ground Floor



## First Floor



Total area: approx. 82.0 sq. metres (882.5 sq. feet)

For illustrative purposes only. Not to scale. REF: K6309

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