



Conifers Seed Howe, Staveley  
£625,000



## Conifers Seed Howe

### Staveley

A well proportioned detached house situated on an approx ¼ acre plot boasting countryside views from all aspects. The property occupies a pleasant elevated position at the head of a cul-de-sac in a desirable residential area within the popular village of Staveley where there are numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants, doctors surgery, chemist and the ever popular Mill Yard. Located in the Lake District National Park between the market town of Kendal and Windermere village and within easy reach of the M6.

Tucked away in a quiet village location, this stunning detached house offers the perfect setting for a growing family. The property boasts a light and airy sitting room with a charming wood-burning stove, creating a cosy atmosphere for those evenings curled up with a book. The sitting room has also been fully insulated which is an added bonus. The beautiful kitchen diner is a focal point of the home, providing an integrated Bosch dishwasher and space where family meals and entertaining can easily take place. The property benefits from part double glazing, ensuring warmth and energy efficiency all year round. The three good-sized double bedrooms offer ample space for relaxation and privacy, while the three-piece family bathroom comprises a W.C., wash hand basin and a bath with shower over. Additionally, the garage with driveway parking adds to the practicality of this delightful family home. The property has been renovated by the current owners with new carpets and flooring, kitchen turned into the kitchen diner creating a more open space, new Nest thermostat and garage roof is all ready and secure for a balcony or decking to go on. Step outside into the enchanting rear gardens of this property, and you will be met with a feast for the eyes. The stunning enclosed gardens offer a tranquil oasis, with views of Reston Scar providing a picturesque backdrop. The outdoor space is truly a gardener's paradise, featuring a variety of private seating areas, a patio perfect for alfresco dining, and well-stocked borders and beds bursting with colour. For those with a green thumb, there are fruit trees and vegetable patches ready to be cultivated.

- Detached family home
- Part double glazing
- Light and airy sitting room with wood burning stove
- Stunning enclosed rear gardens
- Beautiful kitchen diner
- Easy access to the Lake District National Park
- Three good sized double bedrooms
- Quiet village location
- Three piece family bathroom
- Garage with driveway parking

#### **EPC RATING E**

#### **SERVICES**

Mains electric, oil central heating, mains water, mains drainage.

#### **COUNCIL TAX: BAND F**

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

From Windermere take the A591 towards Kendal. Take the first exit for Staveley in to Danes Road. Pass the first entrance to Seed Howe and take the second entrance on to Seed Howe to find Conifers located at the head of the cul-de-sac.

**WHAT3WORDS:** joke.sands.tissue





## GROUND FLOOR

### ENTRANCE HALL

9' 2" x 8' 10" (2.80m x 2.69m)

### SITTING ROOM

15' 9" x 13' 9" (4.80m x 4.18m)

### KITCHEN DINER

28' 4" x 9' 9" (8.64m x 2.97m)

## FIRST FLOOR

### LANDING

12' 3" x 8' 8" (3.74m x 2.64m)

### BEDROOM

19' 6" x 15' 4" (5.95m x 4.68m)

### BEDROOM

10' 8" x 9' 11" (3.26m x 3.03m)

### BEDROOM

9' 11" x 7' 9" (3.02m x 2.35m)

### BATHROOM

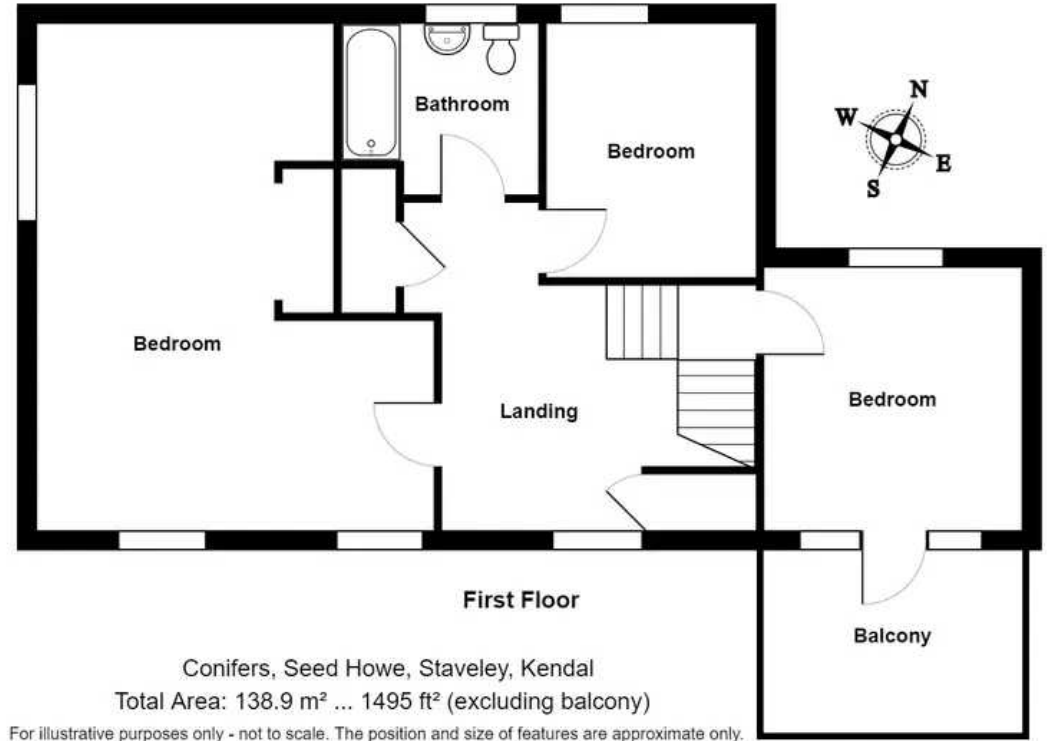
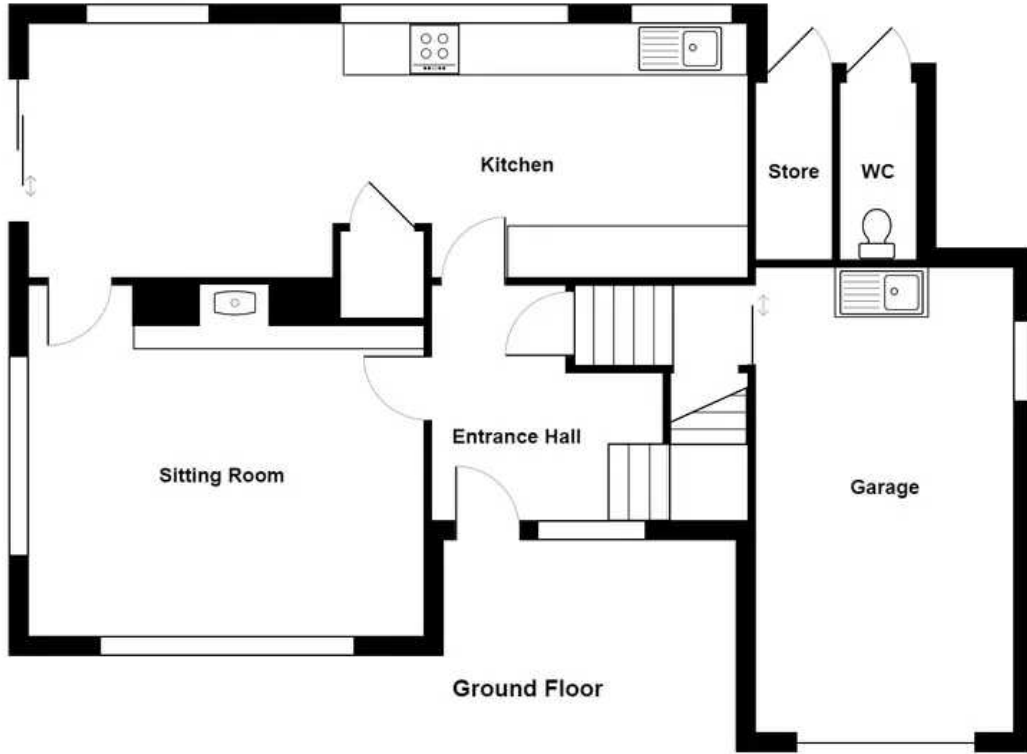
7' 8" x 6' 7" (2.34m x 2.00m)











Conifers, Seed Howe, Staveley, Kendal  
 Total Area: 138.9 m<sup>2</sup> ... 1495 ft<sup>2</sup> (excluding balcony)  
 For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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