



5 Gowan Terrace, Staveley  
£390,000





## 5 Gowan Terrace

Staveley, Kendal

A charming, period mid terrace cottage overlooking the River Gowan from the front aspect centrally located within the popular Lake District village of Staveley. The village boasts 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. Staveley is located between the market town of Kendal and Windermere village and is within easy reach of the M6.

Step inside where the hallway gives access to the kitchen diner with range cooker, ample storage and space for a table, ideal for family meals and entertaining, double doors then lead to the sitting room with a cosy log burner creating a warm ambience for relaxation. To the rear of the ground floor is the family bathroom. To the first floor there are three well proportioned bedrooms with the second floor providing a further double bedroom with a en suite cloakroom.

Step outside and discover the delightful outdoor spaces this property has to offer. The front garden requires low maintenance, providing a welcoming entrance to the home. At the rear, a private patio garden awaits, complete with an outbuilding and a convenient coal store, perfect for storage needs. Additionally, number 5 owns the strip of lawn and patio seating area in line with the boundary. Complete with gas central heating for added comfort, this property exemplifies a harmonious blend of indoor and outdoor living, this characterful property is a true gem in the heart of the village.

EPC Rating D. Council Tax Band C.



- Period mid terrace house with river views
- Four bedrooms
- Family bathroom and cloakroom to the second floor
- Sitting room with log burner
- Kitchen diner with range cooker and integrated fridge
- On road parking applies
- Central location in the village with all amenities close by
- Rear patio garden with outbuilding and coal store
- Further lawned garden with patio seating area
- Gas central heating

### DIRECTIONS

Leave Windermere on the A591 towards Kendal. Take the second exit into Staveley (Kendal Road) and continue into the village. Upon reaching the Eagle and Child public house immediately bear left on to Gowan Terrace. Proceed straight ahead to find number 5 on the left hand side.

**WHAT3WORDS:** field.budget.dentistry

**EPC Rating D**

**COUNCIL TAX BAND C**

### SERVICES

Mains electric, gas, water and drainage.

**TENURE: FREEHOLD**

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







#### HALLWAY

16' 9" x 3' 3" (5.11m x 1.00m)

#### SITTING ROOM

11' 2" x 10' 5" (3.40m x 3.18m)

#### KITCHEN/DINER

11' 11" x 11' 4" (3.64m x 3.46m)

#### REAR HALL

4' 7" x 3' 5" (1.40m x 1.03m)

#### BATHROOM

6' 6" x 4' 11" (1.99m x 1.51m)





**FIRST FLOOR LANDING**

5' 1" x 3' 2" (1.56m x 0.96m)

**BEDROOM**

9' 10" x 9' 2" (3.00m x 2.79m)

**BEDROOM**

13' 4" x 7' 5" (4.07m x 2.25m)

**BEDROOM**

10' 4" x 7' 2" (3.15m x 2.18m)

**SECOND FLOOR LANDING**

2' 7" x 1' 8" (0.79m x 0.51m)

**BEDROOM**

13' 2" x 11' 9" (4.01m x 3.59m)

**CLOAKROOM**

5' 3" x 4' 6" (1.60m x 1.37m)

**OUTHOUSE**

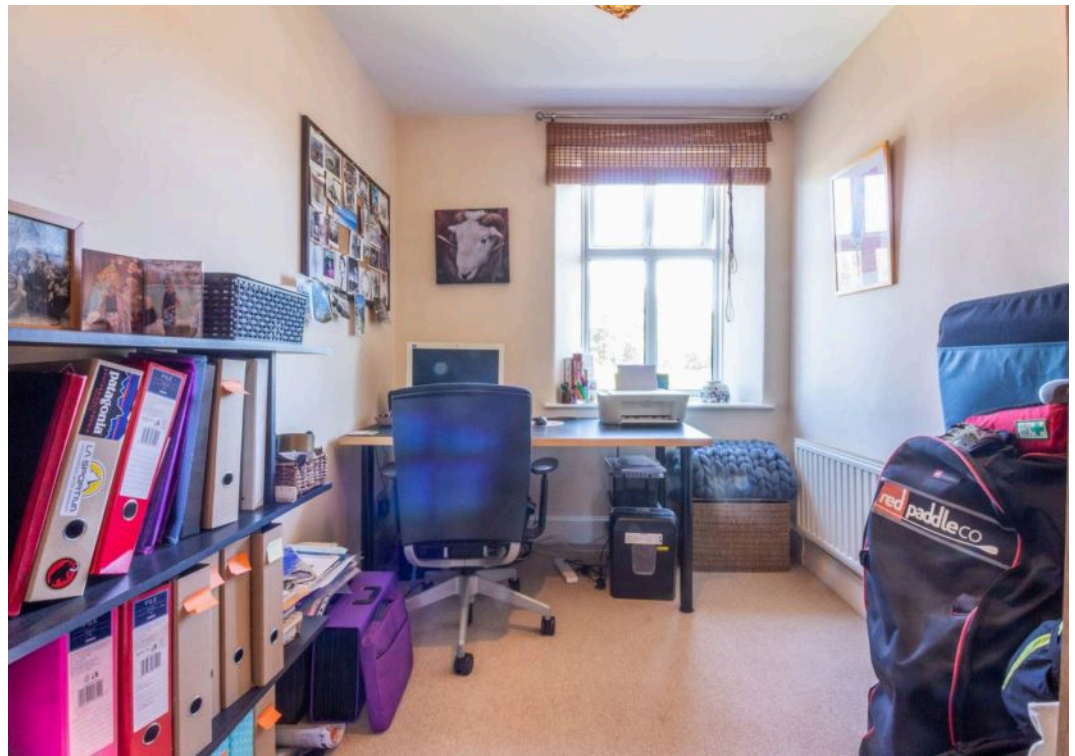
9' 7" x 7' 4" (2.92m x 2.24m)

**COAL STORE**

7' 10" x 4' 2" (2.40m x 1.28m)















## THW Estate Agents

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