

Staveley In Cartmel

£935,000

Heads Wood Cottage, Staveley In Cartmel, Nr Ulverston, Cumbria, LA12 8NL

This delightful, comfortable and welcoming property will appeal broadly for so many reasons. The house is a short amble away to the ever popular Fell Foot National Trust Park, situated on the southern shores of Lake Windermere and there is easy access by road to the central Lake District.

The property has wonderful country and partial lake views and the occasional steam train chugging by in the distance.

As well as enjoying a picturesque position within the lake district National Park one of the other major pluses is the superb versatility of this home. The house has an annexe which can be accessed via an interconnecting door. It is ideal for a dependent relative or as a business opportunity (having been a successful holiday let in the past). In addition to all of this is the pleasant neutral decor, ample off road parking, single garage and pretty south facing garden.

Internal inspection is strongly recommended. No Upper Chain.



5



4



2



E



Superfast
Broadband



Garage and
Parking

Quick Overview

Delightful, partial Lake and open country views
Enviably, convenient location with easy access to
the Inner Lakes

Versatile Annexe - previously used as Holiday Let
Just a stones throw from Fell Foot Park and Lake
Windermere

Beautiful walks from the doorstep

Neatly presented throughout

In the Lake District National Park

Detached with 5 Double Bedrooms and 4

Bath/Shower Room

Garage, Parking and Pretty Gardens

Superfast Broadband

Property Reference: G3096



Lounge



Dining Kitchen



Dining Kitchen



Bedroom 2

The attractive, secure, black, composite front door opens into the Porch with a quarry tiled floor and window to the front. A useful addition particularly for wet coats and muddy boots. The internal door leads in to the Lounge. A lovely, well proportioned, sunny room with window to the front providing a stunning outlook and cosy wood burning stove with black marble surround. Pleasing engineered oak flooring, stairs to First Floor and useful under-stairs cupboard. Access to 'The Snug' and Kitchen. We use the inverted commas for The Snug as this name implies a small and cosy room - cosy it is but small it certainly is not! A second well proportioned, bright reception room with triple aspect, a continuation of the lovely oak flooring and LPG gas fire with wooden surround and hearth. The Kitchen is spacious with a pleasant rear aspect into the rockery Garden and ample space for a dining table. Furnished with an extensive range of cream wall and base cabinets with wood effect work surface and built-in 1½ bowl white sink. Integrated dishwasher and fridge, built-in induction hob and electric oven. Recessed Pantry cupboard. The Utility Room has a 'Velux' window, external rear door and rear window. Space and plumbing for a washing machine and tumble drier. Stainless steel sink. Door to the Integral Garage which is warm and dry and excellent for storage (as most garages are used for these days). There is a stainless steel sink, power, light, water and oil central heating boiler. Space for freezer.

From the Lounge the stairs lead up to the very spacious Landing with generous space to create a Study Area or Reading Nook - large window which gives wonderful views to open countryside, the base of Lake Windermere and the River Leven. Loft hatch to a partially boarded loft with light - excellent storage. Bedroom 1 is a spacious double with a dual aspect and more of those charming views and recessed wardrobe. Door to En-Suite Bathroom with luxurious jacuzzi bath, WC and wash hand basin on vanity unit. Recessed airing cupboard housing the hot water cylinder. Bedroom 2 is another good sized double with pleasant rear aspect. A second En-suite Bathroom with tiled walls, WC, sink on vanity unit and bath. Bedroom 3 enjoys a pretty rear aspect and Bedroom 4 has more lovely country views and a recessed cupboard housing another hot water cylinder. The Family Bathroom has a high level window and a white suite comprising bath with shower over, WC and sink on vanity unit. Storage cupboard.

A door from the Kitchen leads in to the Annexe Hallway and gives access to all rooms. Double Bedroom with rear aspect, Shower Room with white suite comprising WC, pedestal wash hand basin and shower. Chrome ladder radiator. The Living/Dining Room is a particularly lovely room, south facing and flooded with sunshine. Sliding doors to the Patio and side window - both with a delightful, pretty outlook. The Kitchen has an external door and rear window. Light 'wood' wall and base cabinets with 1½ bowl stainless steel sink unit, induction hob, electric oven, integrated dishwasher and space for under-counter fridge. All in all a delight! Ideal as an additional income Holiday Let or absolutely perfect for a dependant relative.

Externally the Gardens are a joy. Pretty and colourful with an array of interesting plants, shrubs and trees including an incredible, mature red acer and Silver Birch which provide much needed shade in this south facing Garden! Well stocked borders contain a productive apple tree, quince and blackcurrant bushes! There is a central lawn and useful timber shed at the end. The very sunny paved Patio has direct access from the Annexe and is a wonderful,



Snug



Dining Kitchen



Lake Windermere closeby



Family Bathroom



Views



Bedroom 1

relaxing spot to enjoy a cold drink and the stunning surroundings. To the rear is a tiered rockery style Garden bordered by an impressive, very well established beech hedge. This fragrant Garden is home to many attractive plants, with central stone steps and pedestrian gate to the rear lane. The private gravel driveway has 2 gates - perfect in and out and can accommodate several vehicles.

Location: Located in the charming hamlet of Staveley in Cartmel close to Fell Foot National Trust Park and moments from Lake Windermere and the River Leven with fast access to the A590 and into Bowness on Windermere.

It is easy to see why Staveley in Cartmel appeared as the UK's 'Poshest place to live' in a recent poll carried out by Daily Express in 2024! Not only does it enjoy a very convenient location for the central Lake District A592 and the A590 for the commuters, it is picturesque, with wonderful views and has Fell Foot National Park, the base of Lake Windermere and superb Swan Hotel with restaurant, bar and leisure facilities all within a few strides or short walk!

To reach the property proceed along the A590 in the direction of Ulverston. At Newby Bridge Roundabout take the 2nd exit towards Bowness on Windermere. Follow this road a short distance and take the 2nd right in to Staveley in Cartmel. Heads Wood Cottage can be found shortly on the left.

What3words - <https://what3words.com/cares.flops.shame>

Accommodation (with approximate measurements)

Porch

Lounge 18' 9" to stairs x 11' 1" (5.72m to stairs x 3.38m)

Snug 17' 11" x 11' 3" (5.46m x 3.43m)

Dining Kitchen 18' 11" x 11' 11" (5.77m x 3.63m)

Utility Room 8' 9" x 7' 4" (2.67m x 2.24m)

First Floor

Bedroom 1 13' 3" x 11' 0" (4.04m x 3.35m)

En-Suite Bathroom

Bedroom 2 11' 8" x 11' 7" (3.56m x 3.53m)

En-Suite Bathroom

Bedroom 3 12' 4" x 11' 0" (3.76m x 3.35m)

Bedroom 4 11' 7" x 11' 5" (3.53m x 3.48m)

Bathroom

Annexe

Inner Hall

Annexe Shower Room

Annexe Bedroom 11' 10" x 11' 7" (3.61m x 3.53m)

Annexe Living Room 15' 0" x 11' 9" (4.57m x 3.58m)

Annexe Kitchen 9' 5" x 5' 10" (2.87m x 1.78m)

Integral Garage 20' 10" x 9' 10" max (6.35m x 3m max)

Services: Mains electricity and water. Oil fired central heating. Bottled gas to Snug stove. Private septic tank drainage. New treatment plant installed April 2025.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Heads Wood Cottage - Band F. Annexe - Band A. Westmorland and Furness Council.



Annexe - Sitting Room



Views



Garden



Driveway



Daily Express: Please see the review of Cumbrias Poshest Village: <https://www.express.co.uk/news/uk/1886313/uk-poshest-place-lake-district-village>

Viewings: Strictly by appointment with Hackney & Leigh.

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1800 – £2000 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML): 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).

Meet the Team

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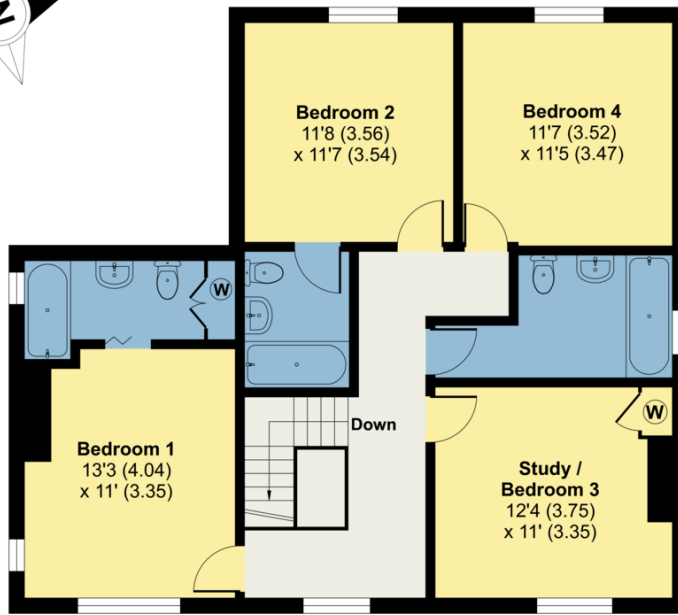
Approximate Area = 1669 sq ft / 155 sq m

Annexe = 442 sq ft / 41 sq m

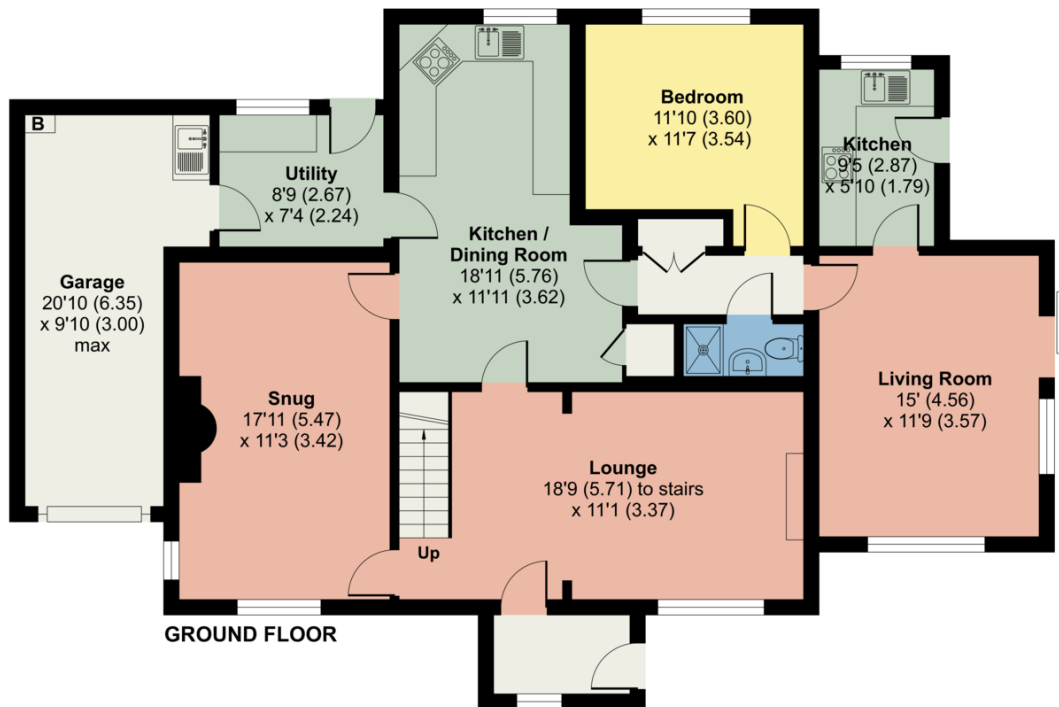
Garage = 171 sq ft / 15.8 sq m

Total = 2282 sq ft / 211.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1287612

A thought from the owners - We have enjoyed the outdoor lifestyle offered by Lake Windermere. It is the sunniest house we have ever lived in and we have felt so lucky to have enjoyed these stunning views together with the evening sunsets.

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