



GATEFOOT COTTAGES, WINDERMERE ROAD,  
STAVELEY  
**£295,000**

**MILNE MOSER**  
SALES + LETTINGS



## 4 GATEFOOT COTTAGES WINDERMERE ROAD STAVELEY LA8 9PL



**In a quiet corner on the banks of the River Gowan, this two bedroom cottage is a true find.**

Located in a cluster of similar traditional properties, the cottage has accommodation over two floors and has period features throughout.

Stripped wooden floors and doors, a cosy woodburner and leaded light windows all add to the character.

The lounge overlooks the forecourt garden at the front and there is a kitchen diner in the middle of the property. The ground floor bathroom is a good size and there are two first floor double bedrooms. The rear garden has been gravelled for ease and there are steps leading down to the rivers edge - a truly lovely location.

Staveley is popular with both permanent and second home buyers with a range of facilities. There is good access to the lakes and wider area.

No onward chain.







## ACCOMMODATION

Approaching past neighbouring properties, a path leads across the front garden and to:

### ENTRANCE PORCH

Glazed to two sides, the porch has a light, Cumbrian slate floor and window seat. A glazed door leads into:

### LOUNGE

A pretty leaded light window faces the front aspect and there is open access to the kitchen. A cosy Clearview woodburner (with back boiler when lit) provides a focal point and there is wood laminate style flooring, a ceiling light and television point.

### KITCHEN DINER

A double glazed window faces the rear aspect looking towards the garden. Fitted with white shaker base and wall units with wood effect worktops, tiled splashbacks and a stainless steel sink with drainer. Gas hob with electric oven under, plumbing for a washing machine and space for a fridge. Stairs lead to the first floor and there are two ceiling lights and a telephone point.

### REAR PORCH

A stable door leads to the rear garden and there is a ceiling light. Good sized pantry style cupboard with a skylight.

### BATHROOM

A double glazed window to the rear elevation. Fitted with a bath with shower over, a pedestal wash hand basin and a WC. Wall mounted fan heater, a ceiling light and extractor. Laminate style flooring and tiling to the walls.





### LANDING

Attractive wood latch doors lead to the two bedrooms.

### BEDROOM

Leaded light window facing the front aspect with view towards the scar. Stripped wood floor, a ceiling light and fireplace with open grate and plinth.

### BEDROOM

A double glazed window overlooks the rear garden and over the river. Painted wooden floor, a ceiling light, radiator and telephone point. Cupboard housing the hot water cylinder.

### EXTERNAL

The front garden is gravelled with a pathway leading to the front porch. Rockery style bed, flower beds and garden shed.

At the rear, a cottage style gravel garden has been created with flower beds and borders enclosed by fencing and walling. A gate and steps lead down to the rivers edge.







Ground Floor

1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only

## FLOOR PLAN

### GROUND FLOOR

LOUNGE	11' 4" x 10' 9" (3.51m x 3.28m)
KITCHEN/DINER	11' 6" x 10' 9" (3.51m x 3.28m)
BATHROOM	7' 10" x 7' 4" (2.38m x 2.23m)

### FIRST FLOOR

BEDROOM	11' 5" x 11' 1" (3.49m x 3.38m)
BEDROOM	11' 5" x 11' 7" (3.49m x 3.54m) max

## EPC RATING

21/02/2022, 12:04 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.









## KEY FACTS

### DIRECTIONS

Leaving Kendal on A591 following signs towards Windermere, take the second turning into Staveley village, following Danes Road onto Windermere Road. Pass Rawesgarth on the your right hand side with Gatefoot Cottages located just after also on the right. Number four is located to the rear of the terrace away from the main road.

### GENERAL INFORMATION

**MAINS SERVICES:** Water, Gas, Electric and Drainage

**TENURE:** Freehold

**COUNCIL TAX BAND:** C



## ARRANGE A VIEWING

To arrange your viewing contact our Kendal Sales Team:

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