



Stainton

£250,000

2 Stainton Cross Cottages, Stainton, Kendal, Cumbria, LA8 0LG

2 Stainton Cross Cottage is a wonderful period cottage which is well presented and offers comfortable, easily managed accommodation for those seeking a rural retreat, 2nd home or first purchase. With 2 double bedrooms, living room offering multi fuel stove, dining kitchen and contemporary shower room. To further enhance this cottage there is a pleasant lawned garden to front and designated parking to the rear.

This well-presented mid-terrace cottage is brimming with character and charm. Perfectly blending traditional features with modern comforts, this delightful property offers an inviting and cosy atmosphere that will make you feel right at home. Viewings are strongly recommended.

Quick Overview

- 2 double bedroom cottage
- Characterful terrace home
- Contemporary shower room
- Pleasant front cottage style garden
- Multi fuel stove
- Double glazed throughout
- Off road parking to rear
- Sought after village location
- Early viewing strongly recommended
- B4RN ultra fast broadband



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B4RN
Ultrafast
Broadband



Allocated off road
parking

Property Reference: K6939



Living Room



Living Room



Kitchen



Shower Room

Property Overview Nestled in the picturesque and highly desirable hamlet of Stainton, four miles to the South East of The Market Town of Kendal along the A65 towards access to Junction 36 of the M6 motorway. Positioned in a idyllic location surrounded by open countryside in a peaceful position but with the boast of being only a short drive from the mainline train station at Oxenholme which links to Glasgow, Manchester and Euston. Kendals' amenities are only a short drive away offering shops, restaurants, supermarkets and bus and train station. The nearby Lake District National Park is within easy reach as are the Yorkshire Dales .

As you step through the hardwood front door, you are greeted by a warm and welcoming living room. The focal point of this space is the cast iron multi-fuel stove, set within an attractive stone fireplace and wood mantle which promises cosy evenings by the fire. The room is adorned with charming character features including original alcove cupboards, adding to the cottage's unique appeal. This room has a front aspect over the garden.

The heart of the home is the dining kitchen, a cosy space that effortlessly combines functionality with style. The kitchen is well-equipped with range of shaker style wall and base units, worksurface incorporating resin single drainer sink unit, 4 ring gas hob with concealed extraction. There is a built in oven and complementary tiling to walls. An understairs cupboard makes for useful storage and the staircase leads to the upper floor.

A door leads into the useful tiled porch area, ideal for kicking off those muddy boots and wet coats and adjacent is the stylish ground floor shower room featuring modern fixtures and fittings that cater to your everyday needs, complete with sizeable walk in shower and rainfall shower over, vanity unit with feature freestanding circular wash basin and WC. Attractive wood effect flooring, heated ladder rail and cupboard housing gas fired boiler.

Upstairs, you will find two generously sized double bedrooms, each offering a peaceful retreat at the end of the day, the main having a garden aspect and loft access and Bedroom Two with aspect to rear.

Outside, the cottage benefits from a quaint and manageable lawned garden with shrub and flower borders, ideal for enjoying a morning coffee or an evening glass of wine. Timber store. To the rear is a small flagged patio garden, further store and lower level gravelled parking bay.

Accommodation with approximate dimensions

Living Room

12' 9" x 11' 8" (3.91m x 3.58m)

Dining Kitchen

10' 5" x 8' 2" (3.18m x 2.49m)

Shower Room

Rear Porch

First Floor

Bedroom One

12' 11" x 11' 3" (3.96m x 3.43m)

Bedroom Two

10' 0" x 8' 11" (3.05m x 2.72m)

Parking Allocated parking to the rear of the property

Services Mains water, mains electricity, mains gas and mains drainage.

Council Tax Band C

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Kendal Office

What2words Location & Directions

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The property is located in part of the Hamlet of Stainton, four miles to the South East of The Market Town of Kendal along the A65 towards Endmoor. Turn right signpost Stainton and after approximately 1.25 mile along Stainton Lane. Proceed over the humpback bridge and Stainton Cross is to be found on the left hand side adjacent to a parking bay.

Agents Information: We are advised that the property flooded in storm Desmond 2015

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 (incl. 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).



Bedroom One



Bedroom Two



Front Garden



Rear Parking

Stainton Cross, Stainton, Kendal, LA8

Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



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