



Staveley

£425,000

12 Gowan Crescent, Staveley, Kendal, Cumbria , LA8 9NF

Welcome to 12 Gowan Crescent, an immaculately presented three-bedroom semi-detached home, perfectly complemented by a beautifully landscaped garden set alongside the River Gowan - a wonderful spot to enjoy a peaceful morning coffee. Tucked away in a quiet cul-de-sac in Staveley, this property enjoys open countryside views to the rear, creating a sense of retreat while still being in the heart of the village. Staveley offers an excellent range of amenities, including welcoming pubs, independent shops, cosy cafés and scenic walks, as well as a train station with direct links to Windermere, Kendal and Oxenholme mainline.

Quick Overview

Traditional semi detached property
Two reception rooms
Fitted kitchen & utility room
Three bedrooms
Modern bathroom
Integral garage & studio
Off road parking
Popular village location
Early viewing recommended!
Ultrafast broadband speed*



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Ultrafast
Broadband



Driveway &
Garage

Property Reference: K7161



Entrance Hall



Living Room



Kitchen



Family Room

Step inside and you are greeted by a spacious and tastefully decorated interior. The bright hallway, with its attractive timber staircase rising to the first floor, sets the tone for what's to come. From here, a door opens into the living room, positioned to the front of the house and featuring an elegant fireplace with a high-rise mantel and open fireplace.

The property also includes a useful utility area with access to a cloakroom comprising a WC and wash hand basin. A door connects to the garage, while an archway opens into the kitchen, there is also has space for a fridge freezer.

The kitchen, with views over the rear garden, is fitted with an attractive range of wall and base units, sleek work surfaces with matching uplift and inset sink and half. Integrated appliances include; a NEFF double oven, NEFF induction hob with extractor and a wine fridge. The space flows into the dining/family room, where patio doors open directly to the garden. This room is further enhanced by an open fireplace with wood-burning stove and a charming fireside alcove with cupboard and shelving.

The integral garage, with up and over door, power and light, also benefits from plumbing for a washing machine and a wall-mounted gas boiler. To the rear of the garage, a door opens into a versatile studio, currently used as an art space, with delightful views over the garden.

Upstairs, the first floor offers three bedrooms and a family bathroom.

Bedroom Two is a double room with integrated wardrobes, enjoying views across the garden and river. Bedroom One is also a double, featuring integrated wardrobes and a front aspect overlooking Reston Scar in the distance. The third is a generously sized single room with a front outlook and a useful storage cupboard. The modern bathroom is fitted with a panel bath with shower over, a WC and a vanity unit with wash hand basin. Tiled walls and flooring, a heated towel rail, underfloor heating and a window complete the space with a contemporary finish.

Externally, the home continues to impress. The front offers driveway parking for two vehicles, while the rear is home to a spectacular landscaped garden. Thoughtfully designed, it features a generous lawn bordered by mature plants and trees, alongside a patio perfect for outdoor dining or simply relaxing while taking in the river views. A timber shed and greenhouse complete the outdoor space, making it as practical as it is picturesque.

12 Gowan Crescent combines comfort, style, and a stunning setting in equal measure-an opportunity not to be missed.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 13' 7" x 11' 9" (4.16m x 3.59m)

Dining/Family room 21' 10" x 9' 11" (6.68m x 3.04m)

Kitchen 9' 10" x 7' 0" (3.01m x 2.14m)



Dining/family room



Kitchen



Studio



Bedroom Two



Bedroom Two



Bedroom One

Downstairs W/C

Studio 13' 1" x 7' 0" (3.99m x 2.14m)

Integral garage 15' 10" x 12' 8" (4.85m x 3.88m)

First Floor

Landing

Bedroom One 11' 11" x 10' 3" (3.65m x 3.13m)

Bedroom Two 10' 7" x 9' 11" (3.24m x 3.03m)

Bedroom Three 8' 11" x 8' 6" (2.73m x 2.60m)

Bathroom

Parking: Off road parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

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

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

What3Words & Directions: ///broached.trout.rejects

Leaving Kendal northbound along the A591, take the first right-hand turn signposted for Staveley. Continue into the village, turning left immediately after The Eagle and Child public house. Follow the road around the right-hand bend and take the first right into Gowan Crescent. Proceed to the end of the cul-de-sac where you will find Number 12 on the right hand side.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: 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).



Bedroom Three



Bathroom



Bathroom



Rear garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
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Gowan Crescent, Staveley, Kendal, LA8

Approximate Area = 1088 sq ft / 101 sq m

Garage = 305 sq ft / 28.3 sq m

Total = 1393 sq ft / 129.3 sq m

For identification only - Not to scale



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: 1343027

A thought from the owners...

This home has a great sunny garden where we enjoy watching the wildlife and plenty of space to follow hobbies.

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