



Staveley

£225,000

1 Gowan Terrace, Staveley, Kendal, Cumbria , LA8 9LW

Situated in the popular village of Staveley, this end-terraced, stone-built cottage presents an excellent opportunity for renovation, offering the chance to create a charming home or attractive investment property in a highly sought-after location.

The property benefits from on-street parking and a rear garden with stone-built outhouse, providing outdoor space to complement the accommodation. Internally, the layout is arranged over two floors and offers a traditional terraced cottage feel, enhanced by original stone-flagged flooring to the entrance hallway and kitchen.

Quick Overview

- End-terraced stone built cottage
- Three bedrooms
- Living room with open fire
- Dining kitchen with storage cupboard
- Ground floor bathroom
- Garden with stone outhouse
- Popular village location
- Great renovation opportunity
- Ultrafast broadband available
- On-street parking



3



1



1



D



Ultrafast
Broadband
Available



On Street Parking

Property Reference: K7215



Entrance Hall



Living Room



Dining Kitchen



Bathroom

The ground floor comprises a living room featuring an open fire with mantle, creating a natural focal point to the room. To the rear, there is a dining kitchen fitted with an inset sink and drainer, extractor hood and a freestanding cooker with hob. A spacious understairs storage cupboard is accessed from the kitchen, offering excellent additional storage. The bathroom is also located on the ground floor and is positioned at the rear of the property, fitted with a panelled bath with overhead shower, WC and pedestal wash hand basin.

To the first floor, the property offers three bedrooms, including two double rooms and a third single bedroom, which would be well suited as a child's bedroom, home office, or dressing room.

Requiring refurbishment throughout, the cottage offers clear scope for improvement and personalisation. Once updated, it has the potential to become a comfortable village home or a desirable rental or holiday let, subject to any necessary consents. Its location within Staveley provides convenient access to local amenities, transport links, and the surrounding Lake District countryside.

Accommodation with approximate dimensions

Entrance Hall

Living Room 11' 1" x 13' 4" (3.39m x 4.07m)

Dining Kitchen 11' 8" x 11' 4" (3.56m x 3.47m)

Understair Store Cupboard

Ground Floor House Bathroom 6' 8" x 5' 1" (2.04m x 1.57m)

First Floor

Bedroom One 13' 3" x 9' 11" (4.05m x 3.04m)

Bedroom Two 9' 11" x 11' 5" (3.03m x 3.49m)

Bedroom Three 10' 4" x 7' 1" (3.15m x 2.16m)

Property Information

Parking On Street Parking

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

Tenure Freehold

Council Tax Westmorland and Furness council tax band:C

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

Viewings Strictly by appointment with Hackney & Leigh.

What3Words & Directions
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Bedroom One



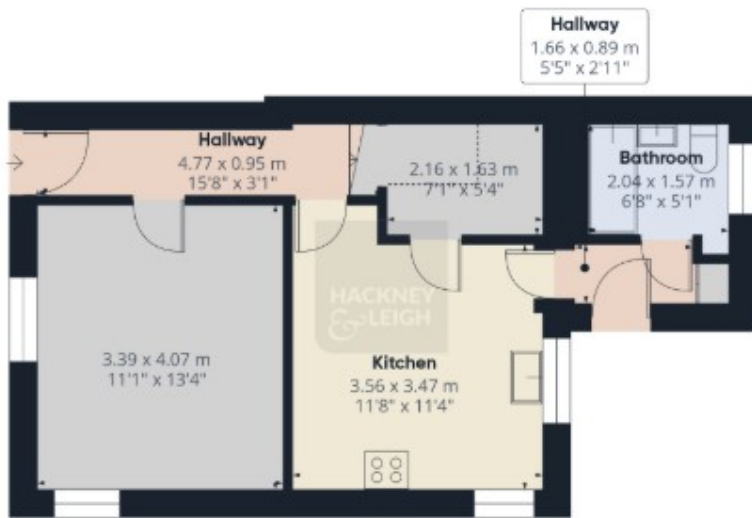
Bedroom Two



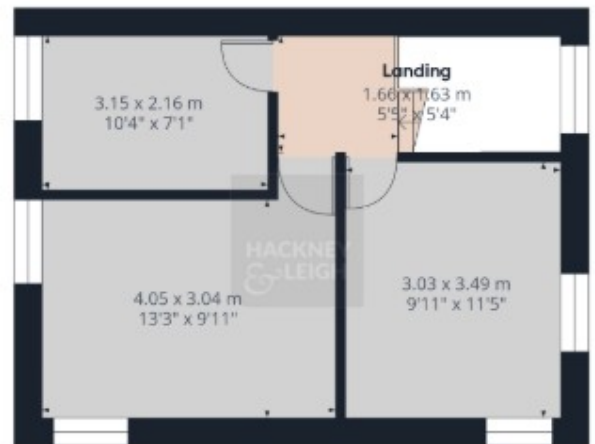
Bedroom Three



Rear Garden



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

82.8 m²
892 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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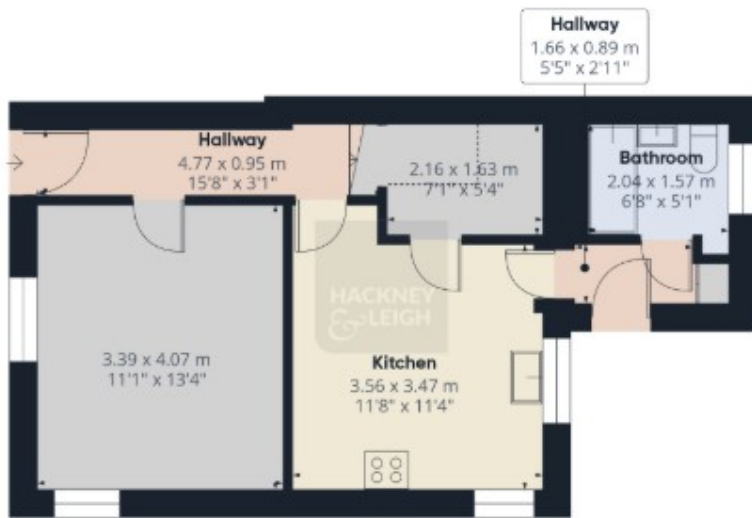
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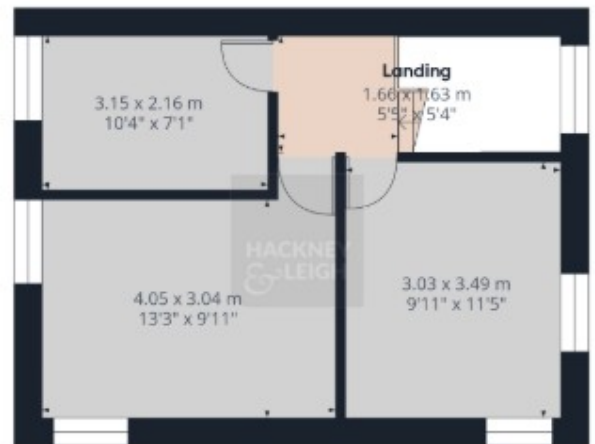
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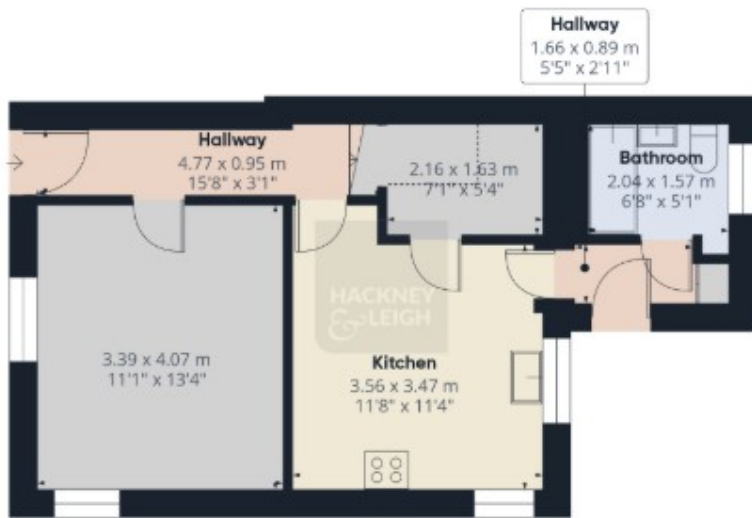
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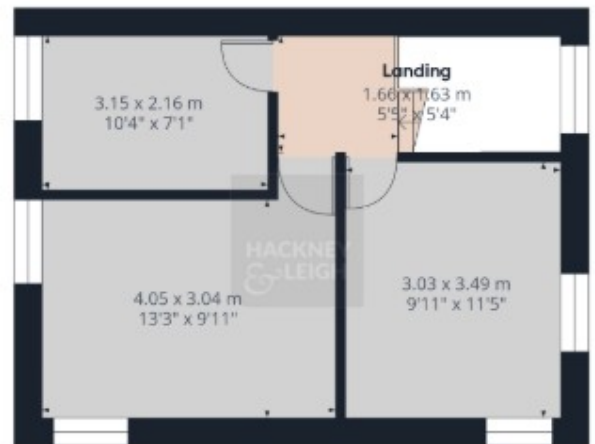
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