



Staveley

£227,000

26 Fairfield Close, Staveley, LA8 9RA

An immaculate 2 bedroomed ground floor apartment in the popular village of Staveley within the Lake District National Park. Set in a quiet cul-de-sac this apartment forms part of a well managed development. Benefiting from 1 allocated parking space, a private outside store room and communal gardens. 26 Fairfield Close would be an ideal main residence or second home.

Quick Overview

Quiet cul de sac location

No chain

2 Bedroomed ground floor apartment

1 Reception room and 1 bathroom

Communal gardens

Close to the amenities of Staveley village

In good decorative order

Ideal as a main residence or second home

Allocated parking space for 1 car & outside store

*Ultrafast fibre broadband available



2



1



1



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Ultrafast
Fibre
Broadband



Allocated Parking
Space

Property Reference: W6216



Living Room



Living Room



Kitchen



Bedroom 1

Location: Leaving Windermere take the A591 to Kendal, take the left turning into the village of Staveley at the second turning, and just after the Eagle & Child turn left before the bridge onto Gowan terrace, follow the road round and take the first left into Fairfield Close and then the first right into the cul-de-sac and number 26 can be found on your right towards the head of the cul-de-sac

Property Overview: This well presented two bedroom ground floor apartment forms part of a well-managed development close to the heart of the popular village of Staveley located within the Lake District National Park. The apartment enjoys a cul-de-sac location and is within easy walking distance to nearby shops, the station, GP surgery, pub and the popular mill yard with the Wilf's café and More Bakery.

The spacious apartment comprises of a bright living room with square bay window and limestone fireplace with Dimplex electric flame effect fire. The kitchen includes wall and base units and granite worktops, Siemens single oven with electric Indesit hob with extractor over, plus space for fridge freezer and washing machine. Both bedrooms are good sizes and the separate bathroom comprises of WC, washbasin, electric towel rail and bath with shower over.

An ideal home for an individual or a couple to use and enjoy for permanent or holiday living. The property has neat and well-maintained communal gardens and a private parking space in the shared car park area. The property also boasts a sizeable bike or storage shed which is separate from the building within the communal grounds.

Accommodation: (with approximate measurements)

Communal entrance to No.26 on the right

Living Room 15' 9" x 12' 3" (4.8m x 3.73m)

Kitchen 9' 3" x 8' 3" (2.82m x 2.51m)

Bedroom 1 12' max x 10' 10" (3.66m x 3.3m)

Bedroom 2 9' 3" x 7' 10" (2.82m x 2.39m)

Bathroom

Outside Store: 6' 8" x 3' 7" (2.03m x 1.09m)

Property Information:

Services: Mains electricity, water and drainage. The property is heated by electric storage heaters.

Tenure: Leasehold. Subject to the remainder of a 999 year lease from 01/04/1989. There is a service charge payable of £205 per month with a £5.00 monthly increase expected per year, until 2026. There is no ground rent payable. A copy of the lease is available for inspection at the office.

Council Tax: Westmorland and Furness Council - Band C.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

What3Words: ///showcases.scores.morphing

Mobile Coverage: EE, O2 and Vodafone - Likely.

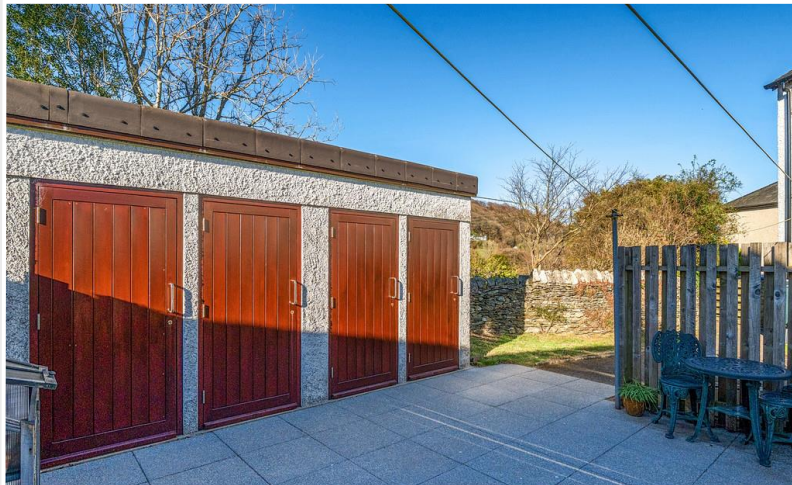
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Bedroom 2



Bathroom



Outside Store



Elevated Photo

26 Fairfield Close, Staveley, LA8

Approximate Area = 616 sq ft / 57.2 sq m

Store= 25 sq ft / 2.3 sq m

Total = 641 sq ft / 59.5 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: 1267500

A thought from the owners...

"A quiet and relaxing home in this beautiful area with walks from the door and a bus service to take you further afield."

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