



## Staveley

£395,000

4 Fellfoot Cottages , Kentmere Road, Staveley, Kendal, LA8 9JF

A charming stone and slate built Lakeland cottage of considerable character that provides attractively presented two bedroom accommodation together with a cosy sitting room and spacious dining kitchen. Enjoying a delightful rural setting with fine country views and many walks straight from the doorstep, a useful outhouse and a private rear garden. A home for permanent living, or for holiday enjoyment or for those seeking holiday investment.

### Quick Overview

- Charming Lakeland cottage
- 2 bedrooms & 1 reception room
- Quiet yet convenient location
- Pleasant views over towards the fells
- Rear garden & outside store
- Close to village amenities
- Great decorative order
- Lovely home, second home or holiday let
- On road parking

\*Ultrafast fibre broadband available



2



1



1



F



Ultrafast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6220





Living Room



Living Room



Dining Kitchen



Bedroom 1

**Location:** The village of Staveley is situated almost midway between Kendal and Windermere, just off the A591. Fellfoot Cottages are situated at the foot of the Kentmere Valley approximately one mile from Staveley Village centre. Proceed to the centre of the village from Windermere and take the left turn onto the Kentmere Road and continue past Kentmere Limited. Continue up the road and follow it in a right turn over Scroggs Bridge. Fellfoot Cottages can then be found on the right hand side approximately one mile from the village centre. The location is therefore rural with a most pleasant open aspect to front and rear with number 4 being one of a terrace of six similar cottages.

The village of Staveley has a thriving community and has amenities including, primary school, public houses, train station, church, post office, Spar shop and a variety of specialist shops and the ever popular Mill Yard with 'Wilfs' café and More Bakery.

**Property Overview:** Stone built and slated, this beautifully maintained cottage dating back to the early 19th Century offers the new owners the benefit of 21st century comforts that blend well with original period character. From the moment you open the garden gate and step into the cosy sitting room those who view will enjoy the welcoming atmosphere that has been created by the vendors.

The sitting room is a warm and cosy room with window seat enjoying splendid views to surrounding countryside and fells, attractive fireplace with slate hearth and wood burning stove and a built in shelved cupboard for extra storage. The spacious dining kitchen has a deep under stairs cupboard and open fireplace with large wood burning stove. The extended kitchen area has fitted wall and base units with complementary working surfaces, plus appliances including a Leisure Cuisinemaster electric cooker with induction hob and extractor fan, integrated wine racks and space for fridge/freezer. The dishwasher, fridge and cooker are all included in the sale.

Moving upstairs you will find two bedrooms, bedroom 1 is a pleasant room with modern double glazed window with seat under, enjoying splendid views to surrounding countryside and fells, plus convenient built in wardrobe space. Bedroom 2 has a built in cupboards with one housing the hot water cylinder. Finally the household bathroom comprises of WC, washbasin, mirrored wall mounted cupboard, heated towel rail and bath with shower over.

Outside, the cottage has the benefit of a small paved patio to the front with raised flower beds with space for a bench to sit and enjoy the splendid views of surrounding countryside. To the rear is a slated courtyard and a stone and slate outhouse with power and light making it a useful utility area, plus a washing machine and tumble dryer which are included in the sale of the property. To the right behind the neighbours outhouse (No.5), a flight of stone steps lead up to the enclosed rear garden (please mind your head on the steps), with lawn and tiered steps with patio seating at the top.

4 Fellfoot Cottages would make a perfect main residence, second home or holiday let.



Accommodation: (with approximate measurements)

Ground Floor

Sitting Room 12' 7" x 11' 5" (3.84m x 3.48m)

Dining Kitchen 17' 5" x 12' 5" (5.31m x 3.78m)

Stairs to first floor

Bedroom 1 12' 6" x 11' 5" (3.81m x 3.48m)

Bedroom 2 11' 9" x 9' 7" max (3.58m x 2.92m)

Bathroom

Utility/Store 9' 4" x 6' 0" (2.84m x 1.83m)

#### Property Information:

**Services:** Mains electricity, mains water and private shared drainage. Electric wall heaters are included in the sale.

**Tenure:** Freehold. Vacant possession upon completion. Please note, as the owners have owned the property for a considerable period of time, prior to properties needing to have a registered title with Land Registry, the property is unregistered and this can be rectified on the next sale.

**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.

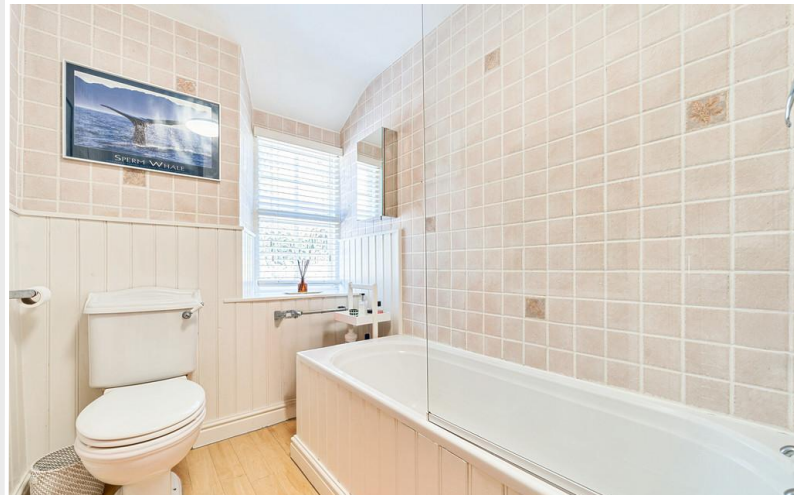
**What3Words:** ///local.flattered.plot

**Mobile Coverage:** EE, O2 & Vodafone - Limited.

**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 2



Bathroom



View



Ordnance Survey Ref: 01215608

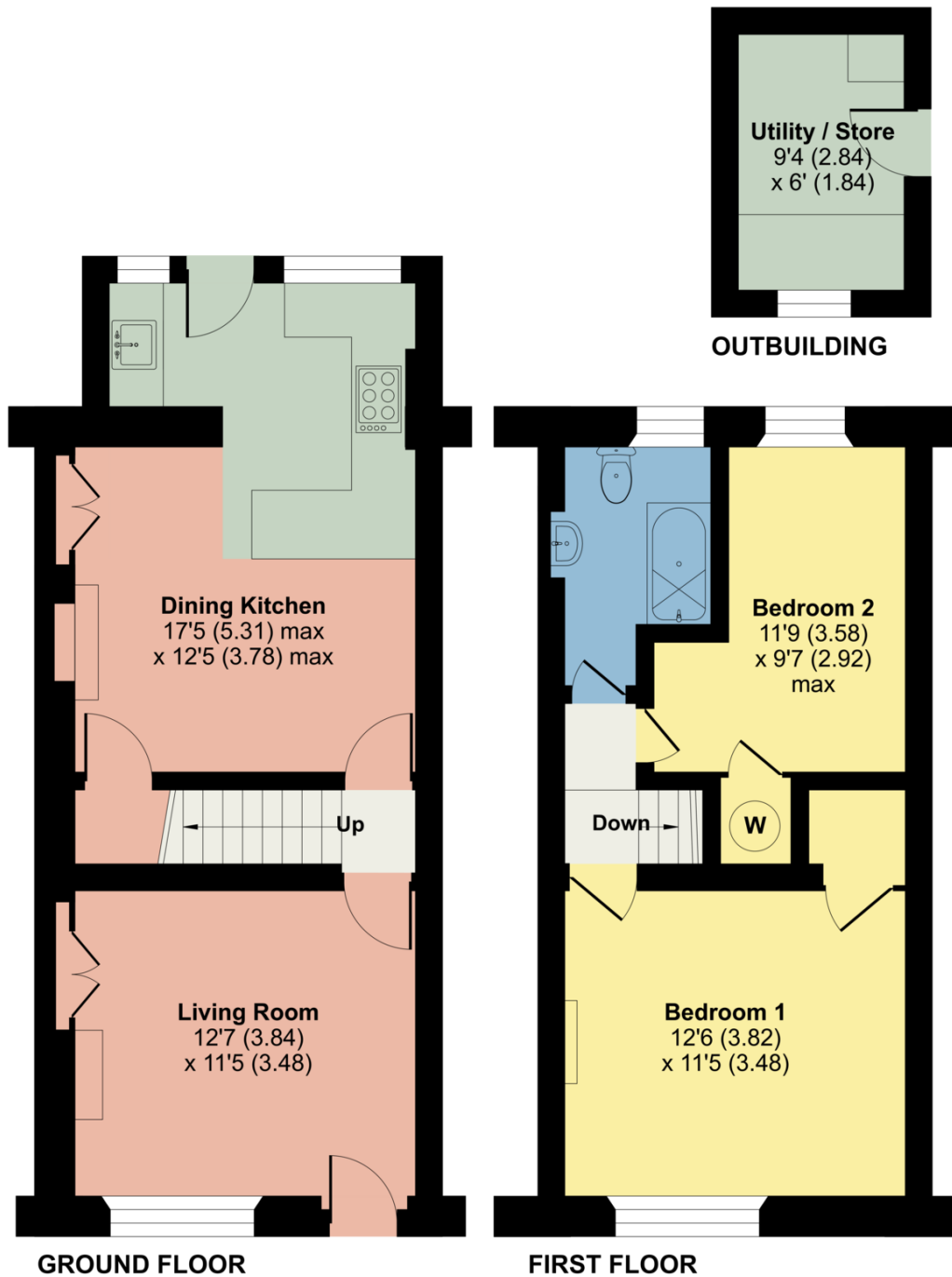
## 4 Fellfoot Cottages, Kentmere Road, Staveley, LA8

Approximate Area = 744 sq ft / 69.1 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 800 sq ft / 74.3 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). © n°cheom 2025. Produced for Hackney & Leigh. REF: 1270733

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