



Staveley

£445,000

32 Crookfield, Staveley, Kendal, LA8 9QS

A well presented and most attractive detached 3 bedroomed house with single garage, off road parking for 2 cars and possessing views towards the Lakeland fells.

Located in this most desirable and established location, within close proximity of the Staveley village and all the amenities it has to offer.

Quick Overview

Beautiful views to the Lakeland fells

Quiet yet convenient location

3 Bedroomed detached house

1 Reception room and 2 bathrooms (1 ensuite)

Well maintained gardens

Close to amenities & transport links

In great decorative order

Garage & off road parking

Local occupancy conditions apply

*Ultrafast fibre broadband available



3



2



1



B



Ultrafast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6231



Living/Dining Room



Kitchen



Bedroom 1



Bedroom 2

Location: Located within the village of Staveley, a thriving community on the edge of the Lake District National Park. On entering Staveley from Windermere turn off the A591 on to Danes Road just after the hamlet of Ings. Continue into the village, bearing right onto the Crook Road passing the railway station and under the railway line, take the next left after Seedfield onto Crookfield bearing right within the development No.32 is at the end of the cul de sac.

Property Overview: Welcome to your dream home in the picturesque village of Staveley, where modern living meets countryside charm. This stunning new build (built in 2019), a detached 3 bedroomed house, offers a perfect blend of contemporary design and homely comfort, making it an ideal choice for families.

Step inside to discover a convenient hallway with 3 cupboards; one for coats and shoes, one housing the Ideal boiler and the additional under stairs space. Then moving into the bright and airy living room, bathed in natural light, providing a warm and inviting space.

The heart of this home is undoubtedly the kitchen, equipped with modern appliances that make cooking a delight. This includes, wall and base units, built in fridge/freezer and built in dishwasher, washer/tumble dryer, Zanussi oven with gas hob and extractor over. Plus a great breakfast bar for wining and dining with loved ones. The layout offers ample storage and workspace, ensuring that everything you need is within easy reach.

To finish off the ground floor, you have bedroom 1 with fitted wardrobes and ensuite shower room comprising of, WC, washbasin and shower.

Moving up to the first floor, the landing includes a useful storage cupboard which continues into the eaves creating ample space and includes built-in heater. You then have the additional 2 bedrooms, with bedroom 2 having large fitted wardrobe and chest of drawers, plus fabulous views of the Lakeland fells and bedroom 3 having substantial additional storage in the eaves. To finish off the first floor, the household bathroom includes, WC, washbasin, bath with shower over and views to the fells.

Outside, the beautiful gardens provide a perfect space for summer barbecues or simply time to wind down and soak up the sun and are designed to be low maintenance. The property also boasts a garage and off-road parking.

Located in the charming village of Staveley, this property offers the best of both worlds: a tranquil rural setting with easy access to local amenities and transport links. The property was recently constructed in 2019, meaning the purchaser would get all the benefits of owning a new home, built to modern standards. Local occupancy conditions apply, please contact the office for more information.

Accommodation: (with approximate measurements)

Entrance Hall

Living/Dining Room 18' 2" inc stairs x 16' 4" max (5.54m x 4.98m)

Kitchen 12' 6" x 10' 4" (3.81m x 3.15m)

Bedroom 1 14' 8" max x 12' 7" max, incl ensuite (4.47m x 3.84m)

Ensuite Shower Room

Stairs to first floor

Bedroom 2 21' 3" x 10' 11" (6.48m x 3.33m)

Bedroom 3 12' 7" x 6' 9" (3.84m x 2.06m)

Eaves Storage 14' 1" x 4' 8" (4.29m x 1.42m)

Bathroom

Garage 19' 7" x 9' 11" (5.97m x 3.02m)

Property Information:

Services: Gas fired dual zone central heating, mains water, drainage, electricity and gas. 10 Years builder's guarantee.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band D.

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: ///lollipop.houseboat.nights

Mobile Coverage: EE & O2 - Likely / 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 3



Garden



View



Ordnance Survey Ref: 01221371

32 Crookfield, Staveley, LA8

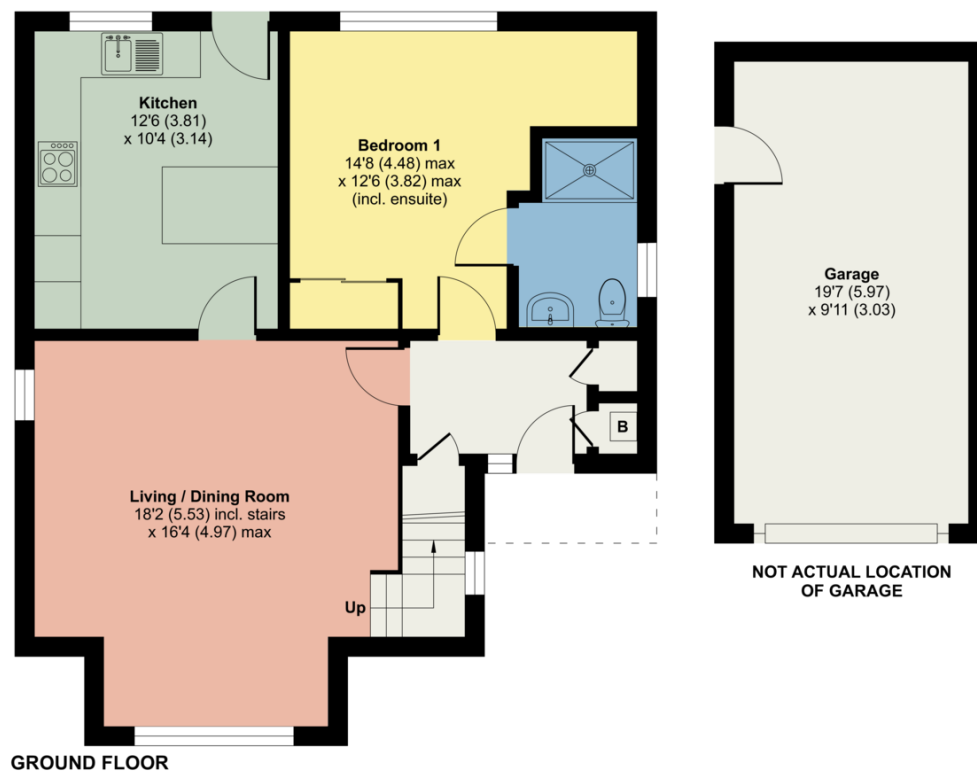
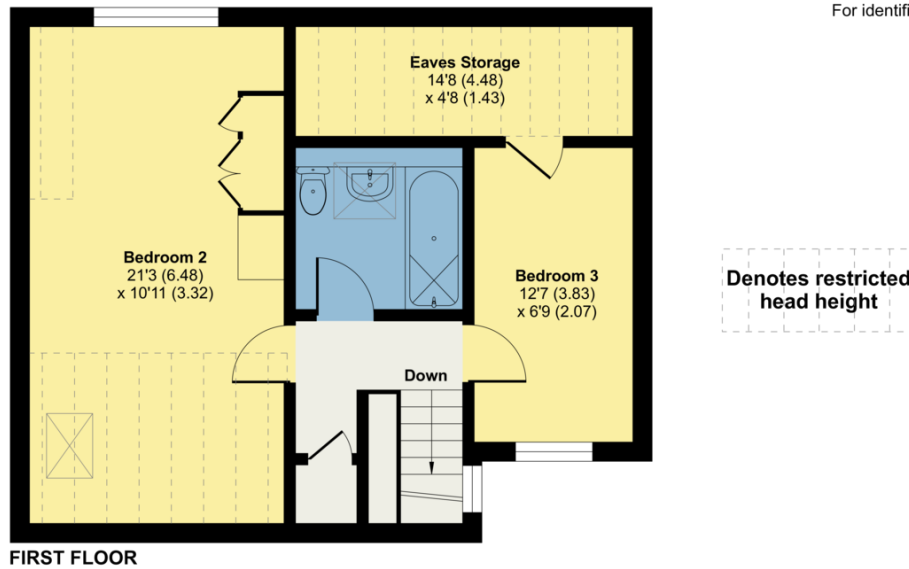
Approximate Area = 986 sq ft / 91.6 sq m

Limited Use Area(s) = 171 sq ft / 15.8 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1352 sq ft / 125.5 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: 1285876

A thought from the owners...

"This is a very warm, light and peaceful place to live, with fabulous views and great walks straight from the doorstep."

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