



Staveley

£450,000

Springfield, 3 Bank Terrace, Staveley, Kendal, Cumbria, LA8 9NQ

A delightful village home that has been sympathetically altered and improved in recent years creating a home of considerable character with a cosy sitting room and spacious family/living/dining kitchen, two double bedrooms and attractive four piece bathroom.

The location is within walking distance of all village amenities and the property has the very real benefit of a detached studio, a large garden and private courtyard. Close to the centre of the thriving and popular village of Staveley, within the Lake District National Park being convenient for Kendal and Windermere. A home for permanent living or for holiday enjoyment or for those seeking holiday investment.

Quick Overview

2 bedroomed end terraced house

1 reception room and 1 bathroom

Peaceful yet convenient location

Garden

For sale as a going concern

Close to transport links

In good decorative order

Suitable as a permanent residents, holiday let or 2nd home

Workshop and off road parking

*FTTC Superfast broadband available up to 35-55 Mbps



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Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6138



Sitting room



Open plan dining room/kitchen



Kitchen



Bedroom 1

Location: The Village of Staveley is located within the Lake District National Park and is conveniently situated between the Market Town of Kendal and Windermere. The Village enjoys a thriving community with a variety of shops, post office, primary school, churches and pub and the ever popular mill yard with its shops, cafe's and the Hawkeshead Brewery.

Situated close to the centre of Staveley, with easy access to local shops, school and rail links for Kendal and Windermere. Leave the centre of Staveley over the bridge onto Station Road, continue under the railway bridge and Bank Terrace can be found slightly set back from the road just before Seedfield.

Property Overview: As you step through the front door into the porch then through into the hallway, you are immediately greeted by the warmth and character that defines Springfield. The cosy sitting room to the left boasts a charming open fireplace with wood-burning stove, perfect for cosy evenings by the fire, creating a welcoming atmosphere.

The heart of the home is the beautifully appointed open plan family/living dining kitchen located to the rear, being full of light from a large Velux roof light and attractive feature window that overlooks the enclosed private courtyard, a perfect place for enjoying your morning coffee and alfresco dining. A most inviting room where modern amenities meet traditional design, with bespoke cabinetry and integrated appliances, this kitchen is both functional and stylish, and the adjoining dining area is ideal for family meals or entertaining guests. A door off the kitchen opens to a short flight of steps leading down to a useful cellar room.

Upstairs, the property enjoys a half landing with window and a pleasant open aspect. The spacious landing then opens into two generously sized double bedrooms, each with its own unique character. A four piece family bathroom is tastefully designed with a blend of contemporary fixtures and period details, ensuring a luxurious experience.

Springfield's outdoor space is equally impressive. From the enclosed courtyard to the private mature south facing lawned garden, a true oasis, with a mix of sunny and shaded areas, perfect for enjoying the changing seasons. A variety of flowering plants and shrubs, add colour and fragrance to the garden.

For those working from home or with hobbies in mind to complete the picture is a splendid detached studio/workshop with power and light, double glazed windows and double opening doors.

Access for the studio can be found on foot through the bottom of the garden or to the side of number 1 Bank Terrace, where vehicle access can be found with parking to the front of the studio.

Located in the heart of Staveley, Springfield offers the best of village life with easy access to local amenities, schools, and transport links. This property is a rare find, combining historic charm with modern comforts in a sought-after location. Don't miss the opportunity to make Springfield your new home.

Accommodation with approximate dimensions:

Ground Floor

Sitting Room 11' 8" x 10' 6" (3.56m x 3.2m)

Dining Room 13' max x 12' 6" max (3.96m x 3.81m)

Kitchen 11' 9" x 9' 11" (3.58m x 3.02m)

Cellar 15' 7" x 11' 5" (4.75m x 3.48m)

First Floor

Landing

Bedroom 1 13' 11" x 10' 1" (4.24m x 3.07m)

Bedroom 2 10' 1" x 9' 9" (3.07m x 2.97m)

Bathroom

Workshop/Studio 16' 9" x 10' 10" (5.11m x 3.3m)

Property Information:

Services: Mains gas, water, drainage and electricity. Gas fired central heating

Business Rates: Rateable value of £1,925 with the amount payable of £943.25 for 2024/25. Small business relief may apply depending on circumstances.

Tenure: Freehold. Vacant possession upon completion.

Viewing: Strictly by appointment with Hackney & Leigh Windermere Office.

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

What3Words: //dishes.mission.timed

Notes: *Checked on <https://www.openreach.com/> 20th August 2024 - not verified.

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



Seating area



Rear garden



Ordnance Survey Ref: 01181722

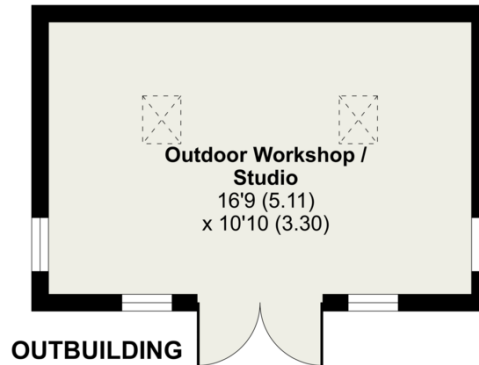
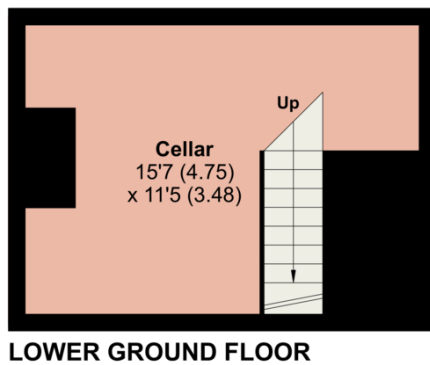
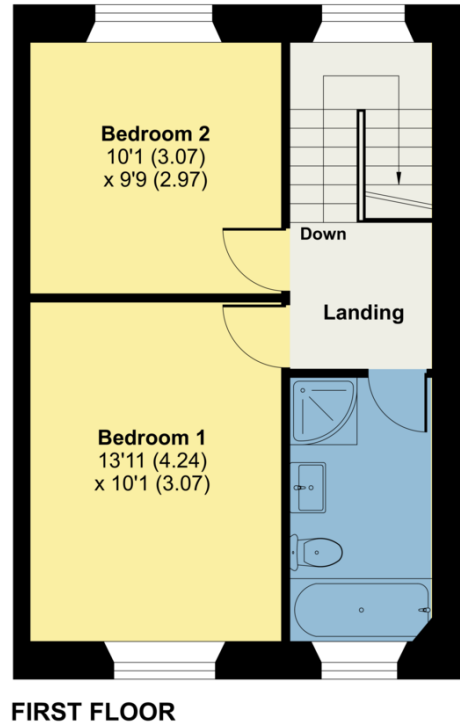
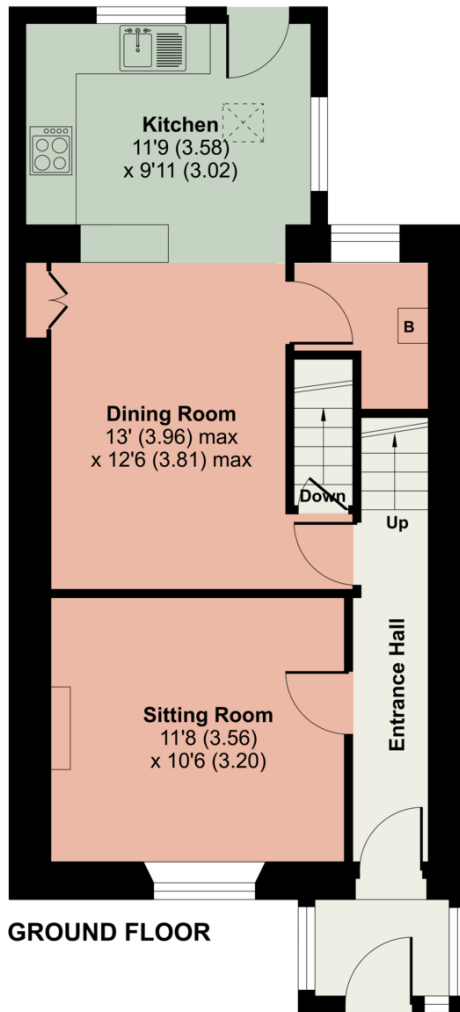
3 Bank Terrace, Springfield, Staveley, LA8

Approximate Area = 1056 sq ft / 98.1 sq m

Outbuilding = 182 sq ft / 16.9 sq m

Total = 1238 sq ft / 115 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1175478

A thought from the owners...

"We love the mix of old and new in this property and in particular the airy dining kitchen. The sunny garden is also a real pleasure throughout the year".

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