



## , Stainton, Kendal, LA8 0LQ

- Traditional Stone Built Cottage
- Beautiful Village Setting
- Living Room
- Bathroom
- Riverside Setting
- Two Bedrooms, single floor dwelling
- Vaulted Ceilings
- Dinning Kitchen
- Off-Road Parking and Gardens
- An Ideal Holiday Let

**Offers In The Region Of £375,000**



, Stainton, Kendal, LA8 0LQ

## DESCRIPTION

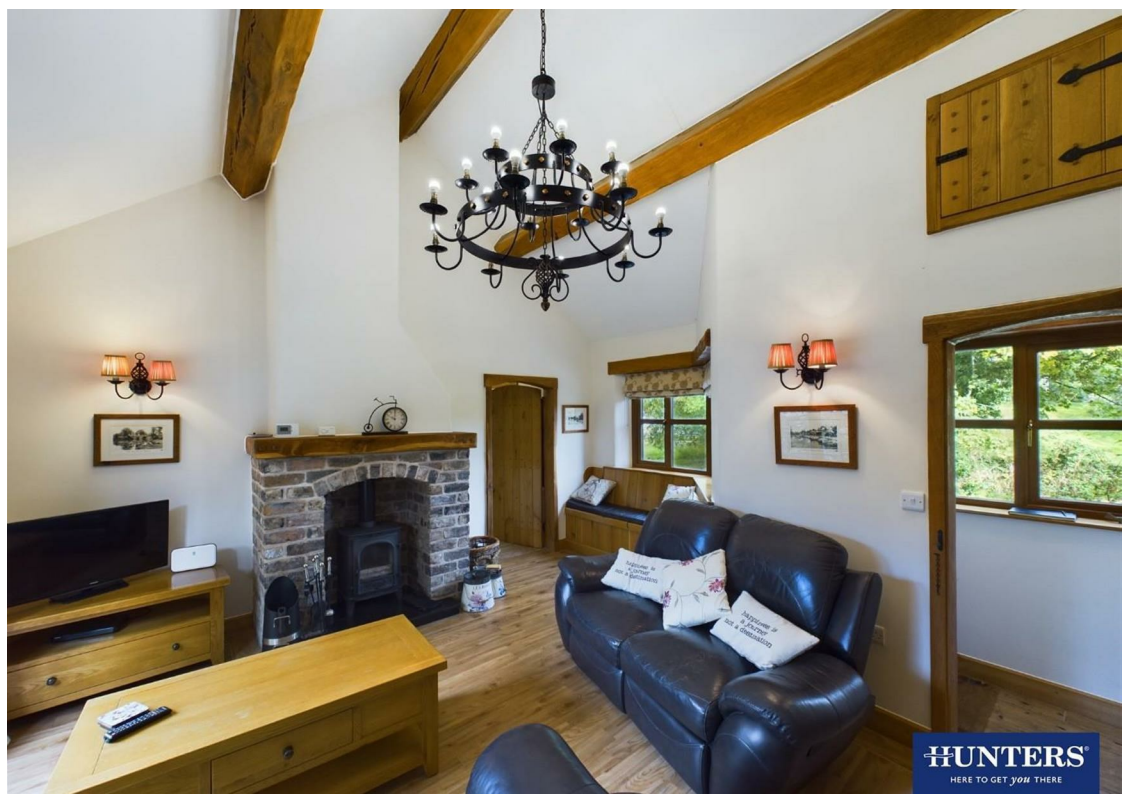
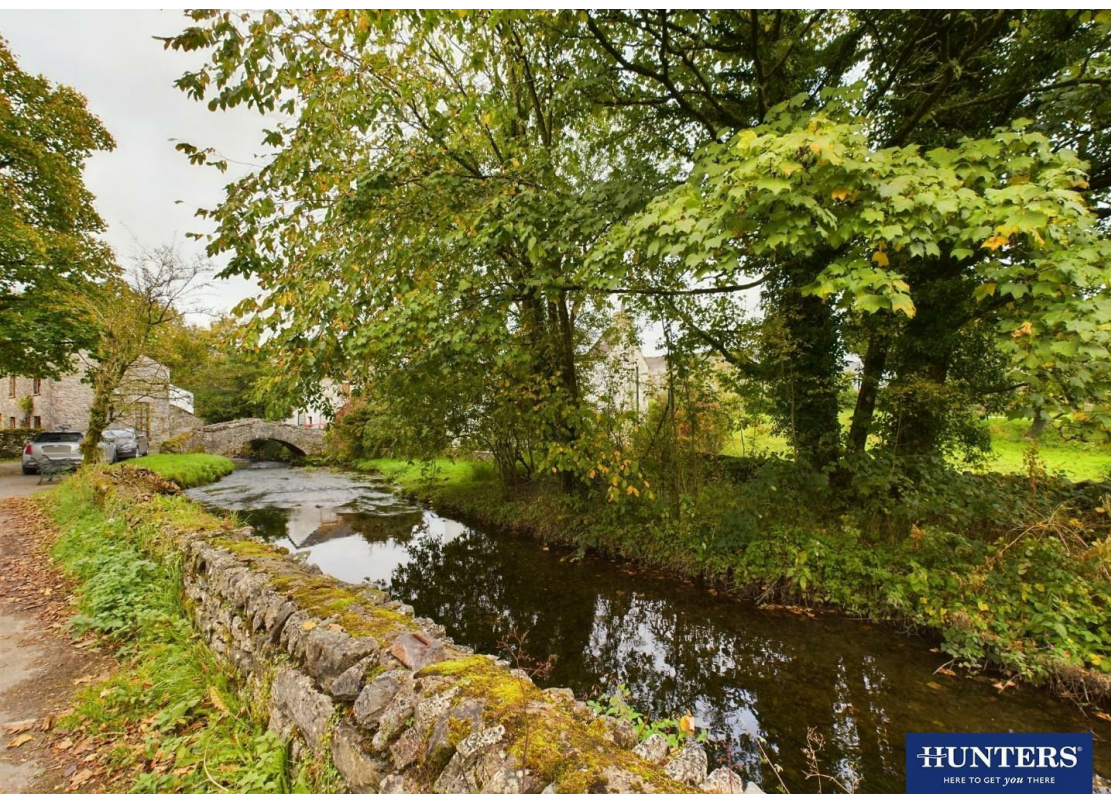
An opportunity to own a beautiful DETACHED stone built cottage in the pretty hamlet of Stainton with NO CHAIN, located 5 miles to the south of Kendal. Positioned alongside a gently flowing river, Stainton Beck, this rebuilt two-bed cottage has accommodation arranged over a single level and is full of wonderful features such as vaulted ceilings in each of the rooms with exposed reclaimed oak beams, a feature stone hearth housing a wood burner, and wonderful fitted solid wood country kitchen with a multi-fuel stove.

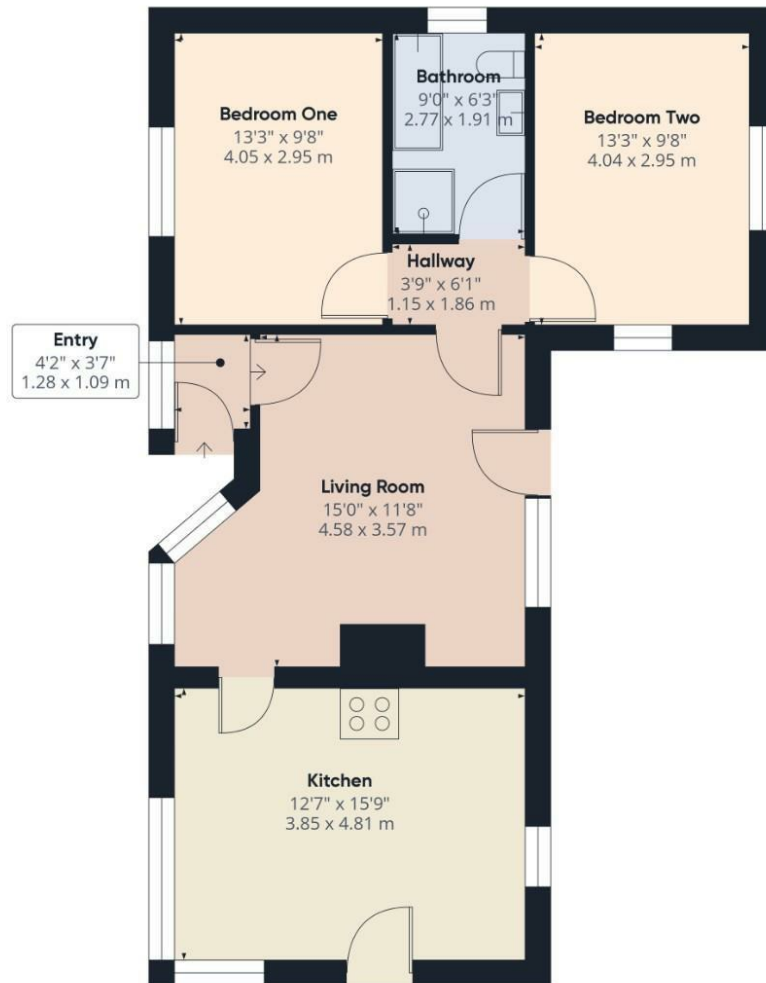
The accommodation comprises of a vestibule leading to the living room, a large dining kitchen, an inner hallway, two double bedrooms and a bathroom. The property is gas centrally heated and double glazed throughout. Outside you will find manageable private garden areas and off road parking for two vehicles.

Stainton is a picturesque hamlet, with an historic packhorse bridge spanning the beck creating a postcard view from the cottage. The villages of Endmoor and Sedgwick are nearby, and you can find a nursery and primary school at Crosscrake. Kendal is just over ten minutes by car where you will find a full range of amenities.

For what3words: stubble.latches.diver







**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
765.96 ft<sup>2</sup>  
71.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Viewings

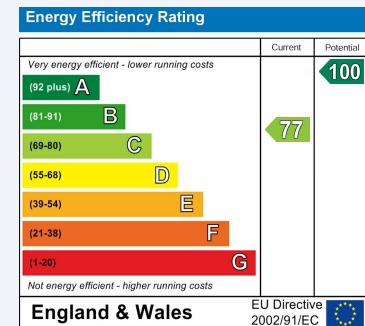
Please contact [kendal@hunters.com](mailto:kendal@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.