



# 1 Silver Street

Staveley, LA8 9NX

Guide Price £255,000



# 1 Silver Street

## Staveley

1 Silver Street is a traditional end terrace cottage in the sought after village location of Staveley. The property has plenty of character and features, including exposed beams, stone lintels and roughcast walls, stripped doors, nooks and crannies. After over 28 years in the same ownership this quaint and full of Lakeland charm, character cottage is ready for the next generation to put their stamp on it. The accommodation briefly comprises of kitchen, living room/diner, house bathroom, two bedrooms, one of which is a good sized double. At the rear of the property there is a communal garden/drying area and a stone built storage shed.

The property is located within Staveley village centre. The village has a thriving sense of community and is one of the most popular villages in the Lake District. The village has excellent amenities including a local brewery, shops, cafes, a pub, a primary school, a theatre, a village hall, a church and a variety of leisure and recreational facilities. Staveley railway station is on the Windermere to Kendal line with a direct links to Oxenholme for the London to Glasgow West Coast line. Staveley is also convenient for Windermere, Ambleside and junction 36 of the M6 motorway.





## Accommodation

PVC front door from the street opens up into an entrance hallway with beams. A glazed door leads thorough to the living room/diner.



## Bathroom

Located on the ground floor, with a white three piece suite comprising of bath with shower over, WC and pedestal hand basin. There are two PVC windows, a radiator and the walls are partially tiled. An airing cupboard with wooden louver doors



houses the boiler.

## Living Room/Diner

*21'6 x 12'10 (6.55m x 3.91m)*

A spacious area with a dual aspect of both the front and the rear of the property. To the front of the room is a stone fire place with an electric coal effect fire. Large shelving units to either side of the fire place. The front window, has a wide cill and this has been made into a window seat to enjoy watching the world go by. At the rear of the room is a space large enough to house a dining table. There is a decorative fire place with stone lintel over. There is also a deep storage cupboard, perfectly located under the stairs.

## Breakfast Kitchen

*15'9 x 7'8 (4.79m x 2.34m)*

A good range of Oak effect fronted base and wall units, laminate worktops and splash back tiling. A double oven and a four ring electric hob with extractor fan over. A freestanding washer and a space for a fridge freezer are also incorporated into the kitchen. There is room for a small table and chairs and a PVC door leads out to the communal garden area.

## First Floor

Stairs from the lounge lead up to first floor landing, with a window over looking the rear garden area



## Bedroom One

*12'0 x 11'10 (3.66m x 3.61m)*

Double room with oak doors and skirting boards. UPVC window with a deep window seat to sit and enjoy the out look at the front of the cottage.



## Bedroom Two

*9'5 x 6'3 (2.87m x 1.90m)*

A good sized single room with a UPVC window over looking the rear of the property. There is carpet and skirting boards.

## Outside

Communal access across the rear of the property leads to the communal garden/drying area, which several properties have access to.

## Directions

Travelling from Kendal towards Windermere, take the first right hand turn signposted for Staveley. Continue through the village along Main Street and take a right hand turn after the pedestrian crossing onto Silver Street. Proceed along Silver Street where you will find the property on the left-hand side. Whatthreewords: [///coherent.craftsmen.sweetener](http://coherent.craftsmen.sweetener)

## Services

All main services connected. Gas fired central heating.

## Tenure

Freehold.

## Internet Speed

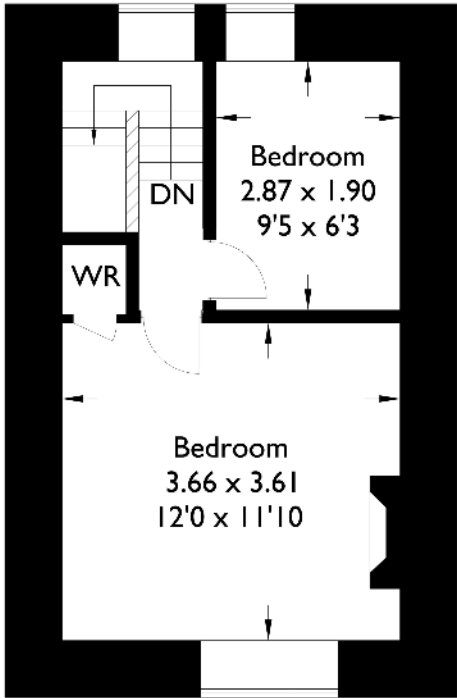
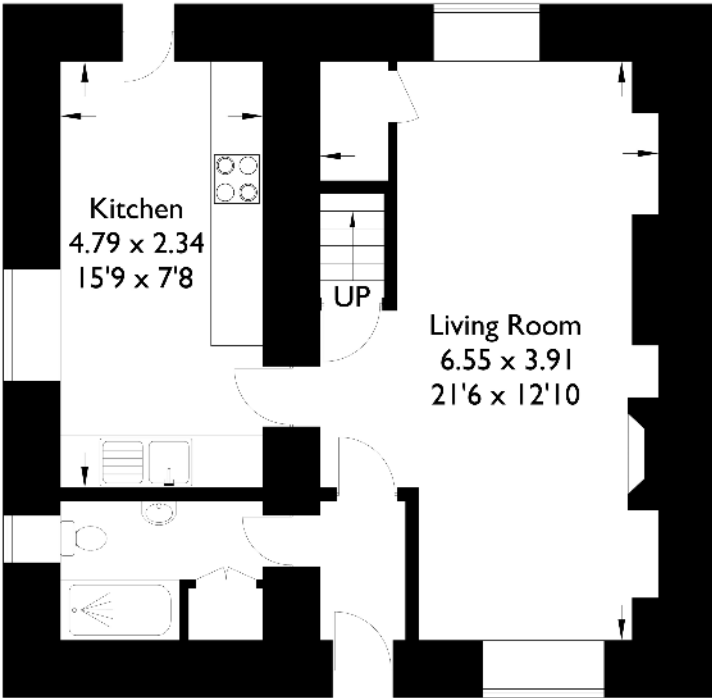
Superfast speed of 70Mbps download and for uploading 17Mbps.

## Council Tax Band

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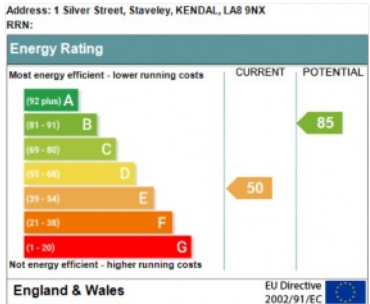
# I Silver Street

Approximate Gross Internal Area : 72.26 sq m / 777.80 sq ft  
 Total : 72.26 sq m / 777.80 sq ft



Ground Floor

First Floor



Viewing is strictly by appointment with the sole agents  
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

