



# Laburnum Cottage

Staveley-in-Cartmel, LA12 8NH

Guide Price £380,000



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## Staveley-in-Cartmel

Located in the picturesque hamlet of Staveley in Cartmel, this attractive Lakeland stone cottage has plenty of character and in recent years undergone modernisation to create what is now a stylish characterful home. The accommodation comprises of kitchen, utility, downstairs toilet, formal dining room and sitting room. To the first floor, there are two double bedrooms, staircase to an attic room and a modern bathroom. A picturesque garden to the rear of the cottage is perfect for alfresco dining. At the front of the cottage is a driveway with parking for two cars.

The cottage is situated within five minutes' walk of the National Trust Fell Foot Park on the South Eastern shore of Windermere. A range of water sports are available. It is within a short drive of the bustling town of Bowness on Windermere which has an excellent choice of shops, restaurants and everyday amenities, including Windermere Marina with lake tours, the Royal Windermere Yacht Club and local golf clubs. In the immediate area to the cottage there is a choice of pubs, the Swan at Newby Bridge boasting not only superior dining but also a spa, gym and swimming pool. The cottage is in the Lake District National Park and within easy reach of high and low fells. The popular market towns of Kendal and Ulverston are within a 20-minute drive and it is 20 minutes away from Junction 36 of the M6. Access to the West Coast mainline at Oxenholme and Grange is 5 miles away, which is both easy and convenient for connectivity to Manchester, Glasgow and London.







## Accommodation

From the driveway, enter the cottage through the door into the kitchen.



## Kitchen

Good sized fitted kitchen with pine wall and base units and quartz worktops. There is an electric fitted oven and hob with an extractor fan over as well as space for a dishwasher and fridge freezer. Tiled floor, radiator and spotlights.

A door leads through to the utility room extension.



## Utility Room

This versatile space offers storage cupboard, worktop with sink and has space under for washer and drier plus storage shelving. There is a Velux window. With a tiled floor and radiators this space is perfect for muddy boots and wet coats! Off the utility room is WC with integrated hand basin, Velux window and heated towel rail.

## Dining Room

A good-sized dining room off the kitchen with a window offering views over fields towards the River Leven and Lakeside Steam Railway. Fitted shelving to either side of the fireplace with an electric coal effect cast iron burner sat on a slate hearth with oak mantle over. Radiator, coving to the ceiling and under stairs storage cupboard.



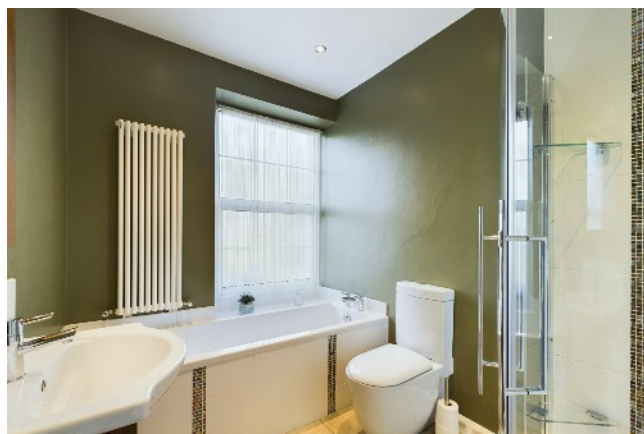


### Lounge

A delightful sitting room with views over the garden. This comfortable area has a feature fireplace with slate hearth and mantle across one wall with a real fire, perfect for those cosy winter days! There are two radiators, wall lights and coving to the ceiling. There is an external door out to the garden. Stairs from the sitting room lead to the first floor.

### Bathroom

Modern four-piece bathroom with corner shower, bath, WC and hand basin integrated in a wooden frame with storage and drawer space under. Wall mounted radiator, partially tiled, spot lights and window with obscure glazing.



### Bedroom One

Large double bedroom at the rear of the property with walk-in storage cupboard, hanging space and fitted drawers.

### Attic Room/Occasional Bedroom

A door from bedroom one leads up stairs to an occasional room with good head height and window. A versatile room that is currently used as an occasional guest room.

### Bedroom Two

A double bedroom with lovely views over the fields with radiator and wall lights.







### Outside

To the rear of the cottage is a delightful garden with lawned area and mature planted borders. There is a slate gravel area ideal for sitting out and gates onto the lane. The oil-fired boiler is located in a small outhouse at the side of the property. At the front of the cottage is parking for two vehicles.

### Directions

From junction 36 of the M6, follow the A591, taking the first exit onto the A 590 signposted Barrow. At the roundabout continue on the A 590 towards Barrow for approximately 8 miles. Turn right at the signpost for Staveley in Cartmel. Continue for approximately 1 mile. The property can be found on the left opposite the telephone box.

Whatthreewords: ///sideburn.masses.flipping

### Services

Mains water, electric and shared septic tank.

### Tenure

Freehold.

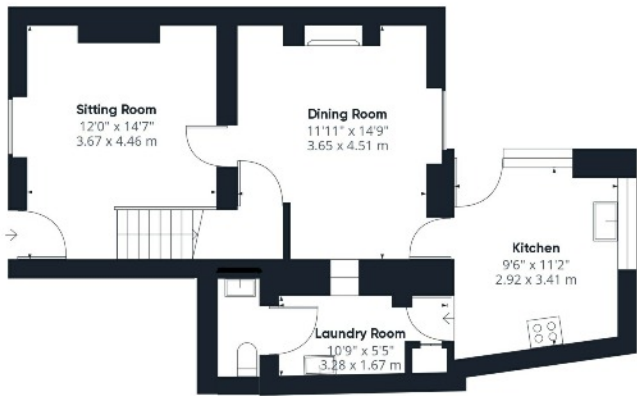
### Internet Speed

Superfast speed of 65 Mbps download and for uploading 14 Mbps as per Ofcom website.

### Council Tax Band

D





Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
 956.63 ft<sup>2</sup>  
 88.87 m<sup>2</sup>

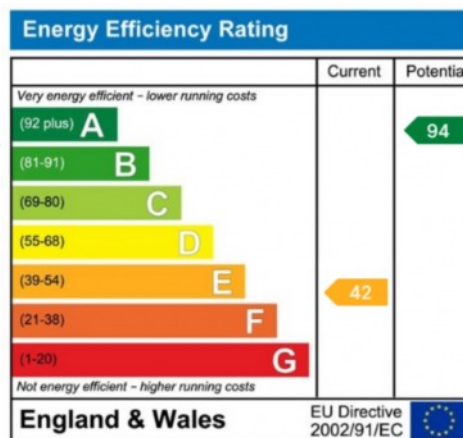
**Reduced headroom**  
 31.99 ft<sup>2</sup>  
 2.97 m<sup>2</sup>

(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.5m/4.92ft)

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

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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 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.

