



2 Prospect Cottages

Staveley-in-Cartmel, LA12 8NH

Guide Price £275,000

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Staveley-in-Cartmel

If you are looking for a project, something you can put your own stamp on in a stunning location then look no further! 2 Prospect Cottages which dates back to 1865 is a traditional Lakeland stone, mid terrace property, offering accommodation on two floors comprising of 2 bedrooms, bathroom, 2 reception rooms, kitchen, and external store. There is a good size rear garden with access to from a rear lane. The property has been vacant for some time and is requiring full renovation and will be of interest to investors, developers looking to make a lovely home or holiday let.

Situated close to the South Eastern shore of Lake Windermere, and within a short drive from the bustling town of Bowness on Windermere which has an excellent choice of shops, restaurants and everyday amenities; Windermere Marina, The Motorboat Racing Club, Royal Windermere Yacht Club, Fell Foot and the Golf club are also within easy reach. In the immediate area there are a choice of pubs and The Swan at Newby Bridge boasts not only a super dining but also a spa, gym and swimming pool. The Lake District National Park has to offer on its doorstep and the popular market towns of Kendal and Ulverston are also within a twenty minute drive; its proximity to the A590 also means that J36 of the M6 is around 15 minutes away and access to the West Coast Mainline at Oxenholme and Grange train station 5 miles away, is both easy and convenient for connectivity to Glasgow, London and Manchester.



Accommodation

Front door leads into a hallway.



Lounge

Sitting room with an open tiled fireplace. Large timber glazed window with views over towards Claife Heights.



Kitchen/Diner

Second reception room with open fire, adjacent built in alcove cupboards. Large cupboard under the stairs. Sash timber glazed window to the rear aspect. The kitchen is to the rear of the room with a basic range of wall and base units, Sink unit and door out to the rear garden. There is a wall mounted electric storage heater.

Stairs from the hallway lead up to first floor landing with a sash timber window and loft access.



Bedroom One

Double bedroom located at front with sash timber glazed window with views over Claife heights. With a wall mounted storage heater.

Bedroom Two

Rear double bedroom with sash timber glazed window and wall mounted electric storage heater.



Bathroom

Shower cubical with glass doors, WC and wash basin. Airing cupboard with hot water tank. Sash timber glazed window.

Outside

To the front of the property there is a small garden with a graveled seating area. To the rear of the property are various small stone outbuildings including an outside toilet. There is an opening onto rear access lane and communal drying area. At the end of the row of cottages there is a single garage and additional parking for two cars.

Directions

From M6 J36 follow the A590 taking the first exit signposted 'Barrow' and continue for approximately 3.5 miles then follow the A590 slip road signposted Milnthorpe/ Barrow. At the roundabout take the first exit onto the A590 and continue for approximately 11 miles. Take a right hand turn signposted Staveley-In-Cartmel, continue for approximately 1 mile, turning left at the junction and the property, is located 100 yards down on your left-hand side.

Whatthreewords: ///clearcut.booklet.filer

Services

Mains water, electric and shared septic tank. We understand the septic tank is shared between properties 1-3 and is located in the neighbouring field. Due to the nature of the sale, it is down to any potential purchaser to make their own enquiries.

Tenure

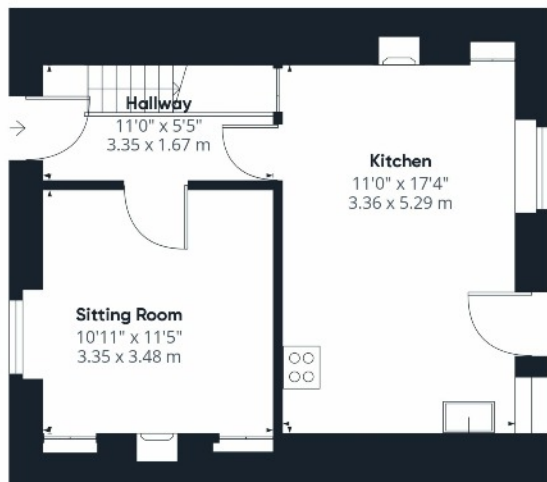
Freehold

Internet Speed

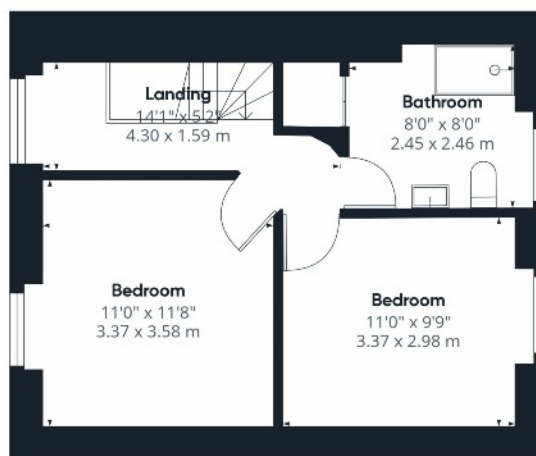
Superfast speed of 65 Mbps download and for uploading 14 Mbps as per Ofcom website.

Council Tax Band

C



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Address: 2 Prospect Cottages, Staveley, ULVERSTON, LA12 8NH
 RRN:

Energy Rating



England & Wales

EU Directive 2002/91/EC

MATTHEWS BENJAMIN

Approximate total area¹⁾
 927.32 ft²
 86.15 m²

(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.

GIRAFFE360

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.

