



Bobtail Cottage

1 Reston Cottags, Staveley, LA8 9PT

Guide Price £280,000

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Opportunity arises to purchase 1 Reston Cottages; this is a delightful and charming end-terraced cottage offering countryside views from the front aspect and located on the fringe of the popular Lake District village of Staveley. This characterful 2 bedroom cottage has been recently renovated to a high standard now offering a contemporary finish whilst still retaining the charm of the original features of this cosy cottage. Accommodation comprises of open plan social living space with fitted kitchen, space for dining table and a comfortable lounge area, one double bedroom, one single room with bunk beds and a shower room. Outside there is a courtyard style seating area, to the front of the cottage there is on road parking for one vehicle. Finished to a high specification throughout, including Granite work tops, splash backs and window sills, oak doors and double glazed windows throughout. This is the perfect property for investors looking for a holiday let as this property is being sold as a going concern and includes all the furniture and forward bookings, highly recommended for those seeking a turn-key solution.

A location that is handy for all that Staveley (0.9 miles), Windermere (2.9 miles) and Kendal (5.6 miles) has to offer in terms of educational, recreational, commercial and retail facilities. Access to the M6 is at Junction 36 and for train travel, Oxenholme on the main West Coast railway line is 9.8 miles distant. In Ings itself there is the Watermill Inn and Brewery, BP service station and general store, Bike Treks and just up the road, the Lakeland Farm Visitor Centre – a favourite with visitors and locals alike for their super farm shop and great café (serving amongst other things, brilliant breakfasts, cracking cakes and lovely lunches).



Accommodation

A modern, newly fitted PVC door opens into the bottom of the stairs, through the door on the left into:



Open Plan Living Area

The area is the perfect space to relax, with the stylishly fitted, light, bright and contemporary kitchen to the rear of the room with an external door and all the modern fixtures and fittings you would expect to see. There is a handy under stairs storage cupboard, space for a dining table within the kitchen area. To the front is a cosy lounge area to sit and relax with a window seat to sit and enjoy the beautiful views over the hillside in front of the cottage.

First Floor

Stairs lead up to first floor landing, with a traditional style radiator and feature of exposed stone.



Bedroom One

At the front of the cottage is a double bedroom with beautiful views of the countryside. The room has an original beam and exposed stone patches. There is space for bedroom furniture, traditional style radiator and a storage cupboard which houses the pressurised water tank.

Bedroom Two

At the rear of the property is a single room which currently has bunk beds, making it suitable for two people. There is a window overlooking the rear of the property and a traditional style radiator.



Shower Room

A large contemporary shower room with a glass shower cubicle, WC and a wall hung vanity unit with storage under. Exposed original beam, fully tiled walls with large grey slate tiles, complemented with laminate wood effect flooring, heated towel rail and extractor fan.

Outside

An enclosed garden to the rear with ample space for patio furniture access from the rear. On road parking to the front.

Directions

From Windermere take A591 in the direction of Kendal. Pass through Ings and after leaving the 40mph restriction, take the second entrance on the left where you will see a row of four terraced cottages. Number 1 is clearly marked and is the end cottage of the row.

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Services

Mains electric, gas, water & drainage. Gas central heating.

Tenure

Freehold

Council Tax Band

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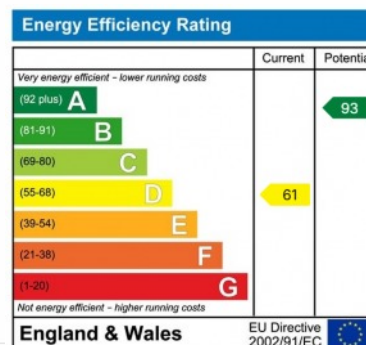
Internet Speed

Ultrafast speed of 1800 Mbps download and for uploading 220 Mbps available as per Ofcom website.





Approximate total area[†]
500.08 ft²



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.

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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 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.

